



COMPATIBLE LAND USE STUDY

FORT NOVOSEL

AND SURROUNDING COMMUNITIES

EXECUTIVE SUMMARY
JANUARY 2024

ACKNOWLEDGMENTS

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Sincere appreciation is extended to those persons and agencies that donated their time and efforts through participation on the **Compatible Land Use Study Committee**, as listed below.

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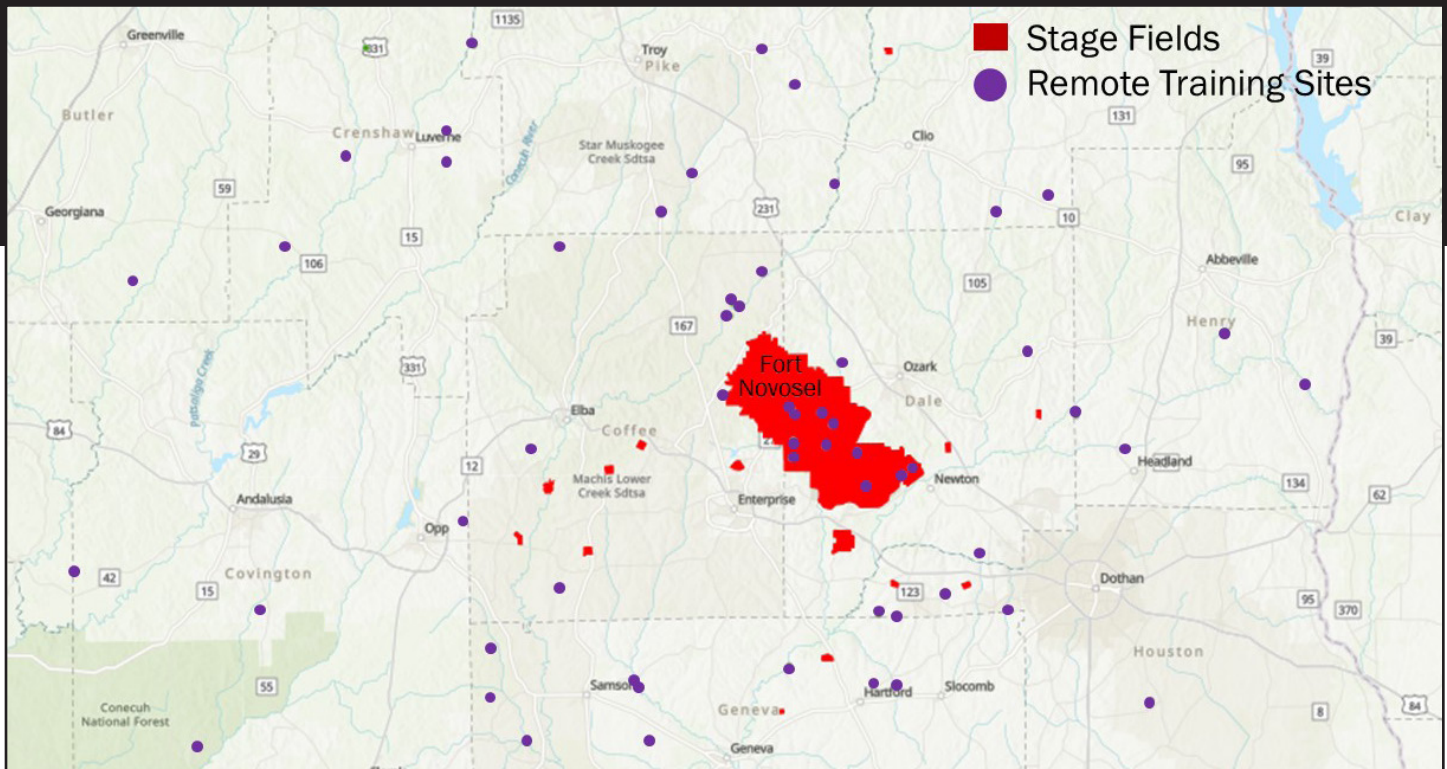
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PURPOSE AND PROCESS

Fort Novosel (formerly Fort Rucker) is located in southeast Alabama in Coffee and Dale Counties. It is home to ten commands including the U.S. Army Aviation Center of Excellence (USAACE). As such, it is the sole producer of Army aviators, maintainers, and air traffic controllers. Fort Novosel is unique in that its operations area is not restricted to the installation itself, but also includes numerous airfields, stagefields, and remote training sites located throughout a multi-county area. The widespread distribution of training sites increases the potential for conflicting land uses and personal impact. Fort Novosel is also an economic engine for the Wiregrass area. Development of a Compatible Land Use Study provides an opportunity for Fort Novosel and the surrounding jurisdictions to work together to craft a way forward for the mutual benefit of all.

A compatible land use study (CLUS) is a cooperative land use planning effort between a military installation and the adjacent community, or communities. The document is designed to promote community growth and development that is compatible with an installation's training and operational mission(s). The purpose of the Fort Novosel CLUS is to recognize and address the overlap and interdependence between Fort Novosel and the communities that surround it in such a way that a mutually beneficial path of forward progress can be clearly defined. To do so means the improvement of

intergovernmental coordination and notification about future development near Fort Novosel and its flying areas. There are six distinct goals of this study:

- Educate elected officials and public leaders
- Improve intergovernmental coordination and communication
- Promote collaborative approach to land use plans
- Identify / develop legislative options
- Ensure infrastructure sustainability for Fort Novosel
- Evaluate implementation

The Department of Defense (DOD) Office of Local Defense Community Coordination (OLDCC) provides funds to orchestrate a communications process between military installations, local governments, and communities. The purpose of the communication process is to recognize each other's needs and future growth plans and develop a road map of how each entity can best reach their goals. By the very nature of its primary mission in aviation training, the impact area of Fort Novosel extends well beyond the boundaries of the installation and adjacent lands. Unfortunately, some of the aviation training operations may disturb or disrupt the daily life and activities of local residents, businesses, agricultural operations and even the environment. Still, most residents see Fort Novosel as a true asset to the area, namely for jobs and economic benefits. The continued growth of both the region and Fort Novosel, however, could be severely limited without a collaborative effort to ensure that communication is in

place for the future so that all entities can grow and move forward together.

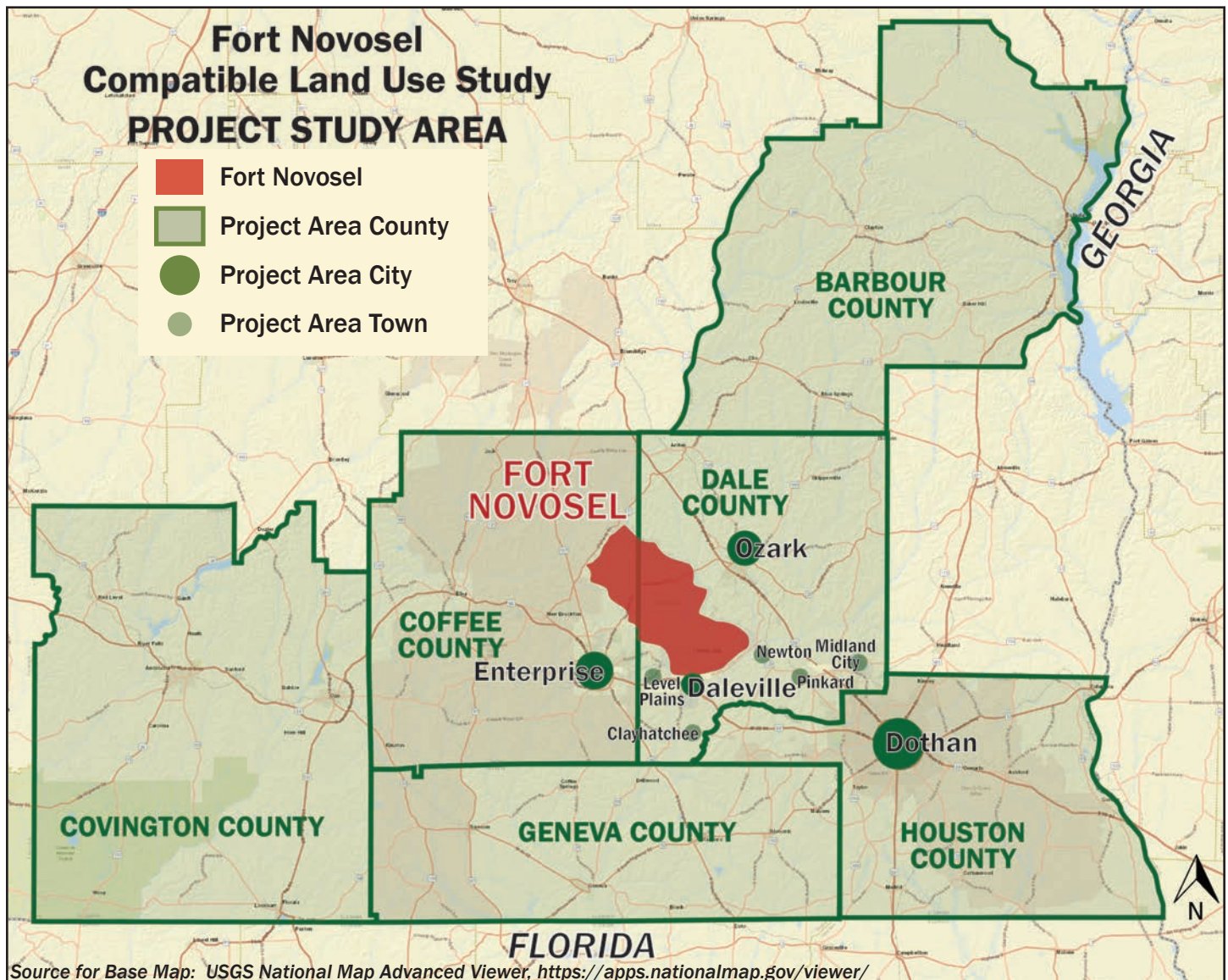
Development of the 2023 Fort Novosel CLUS included a series of five in-depth meetings with notification of approximately 90 stakeholders, including representatives of local governments, economic development, utilities, agriculture, federal and state agencies, real estate and development organizations, local airports, and Fort Novosel. A public survey, which garnered 434 responses, was conducted between the third and fourth committee meetings. The survey was distributed by the CLUS Committee through emails and texts, and posting on websites and social media. Additionally, one newspaper and two local news stations picked up the survey notice and encouraged the general public to participate.

In addition to the CLUS Committee Meetings and public survey, three public information meetings were conducted in three different counties on three different days, and at three different times. Notification for the

public information meetings included advertisement in six newspapers, postcards, emails, and various news media and social website postings. The public information meetings provided an overview of the discussions of the previous four committee meetings and provided details on compatibility factors that had been identified by the CLUS and suggestions for how to resolve the issues.

STUDY AREA

The project study area includes six counties encompassing a combined total area of 4,352 square miles, which is equivalent to 8.3 percent of the State of Alabama. The six counties are Barbour County, Coffee County, Covington County, Dale County, Geneva County and Houston County. While numerous cities and towns are located in the 6-county area, the study focuses on nine municipalities that are most affected by the operations of Fort Novosel. The four larger cities are Daleville, Dothan, Enterprise, and Ozark; and the five smaller towns include Clayhatchee, Level Plains, Midland City, Newton and Pinckard.



POPULATION TRENDS

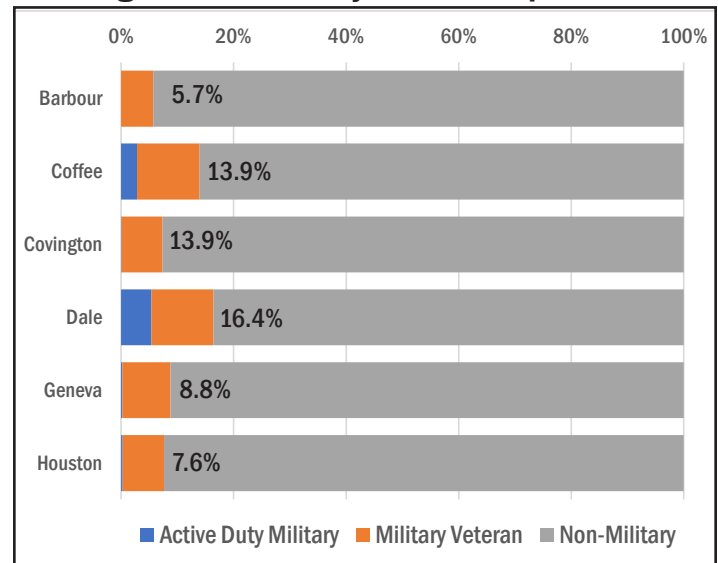
The 6-county region included in the Fort Novosel CLUS encompasses just over 4,350 square miles of land in southeast Alabama. The area has a combined 2020 population of 299,445 and makes up 8.3 percent of the land area of the state and 6.0 percent of the total state 2020 population. Of the six counties in the study area, Covington County is the largest by land area, at 1,044 square miles, followed by Barbour County, at 905 square miles and Coffee County at 681 square miles. The remaining three counties are less than 600 square miles each. Houston County is the largest in terms of population, with a 2020 population of 107,202 people. In fact, the population of Houston County is more than twice the size of the next most populous counties -- Coffee County, with a population of 53,465 people, and Dale County, with a population of 49,326 people. The remaining three counties each have a population of less than 40,000 people.

As a whole, the 6-county region is expected to continue to increase in population over the next 20 years. Population projections indicate an 8.4 percent increase by 2040, or an increase of 25,152 people. The population projections do not indicate the type of growth that is expected to occur; moreover, it can be surmised that natural population growth will continue to be the major factor supplemented with net migration increases unless there is an additional economic reason for relocation to the area. By 2040, the State of Alabama is expected to have an 11.2 percent

population increase, as compared to the study area's projected 8.4 percent increase.

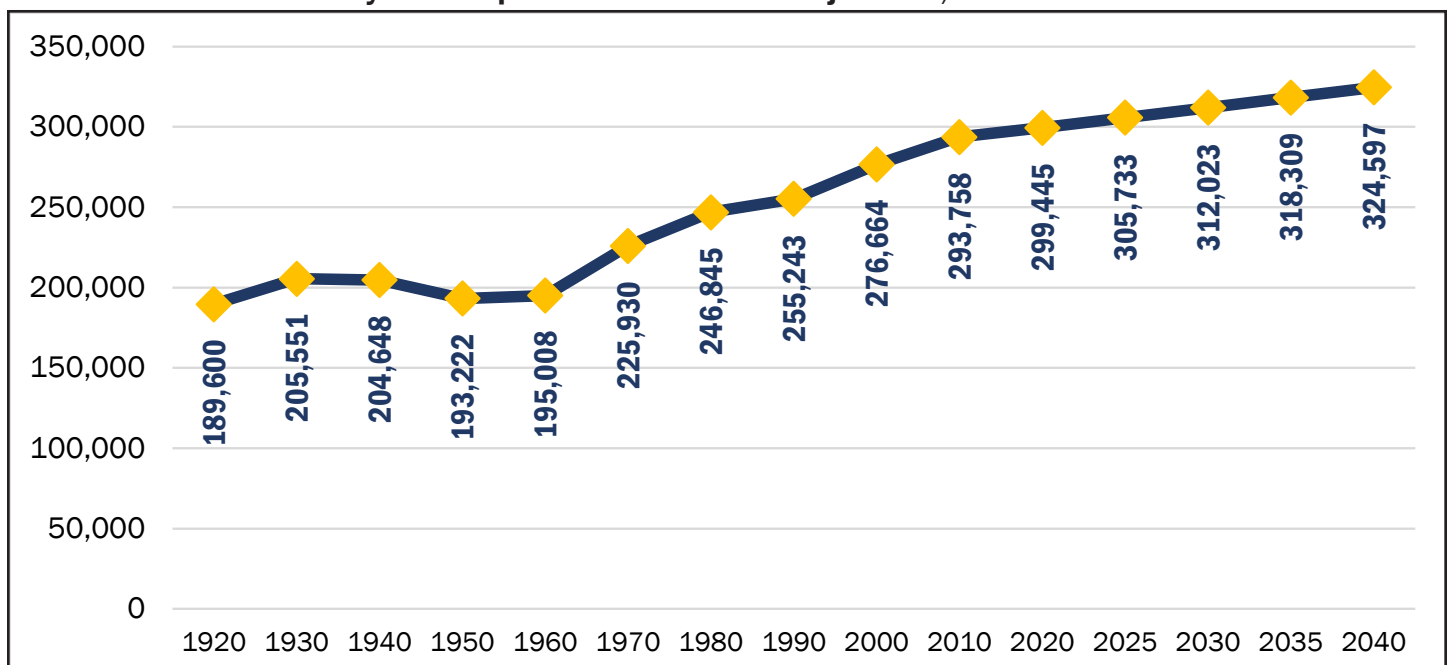
A high percentage of residents, particularly in Coffee and Dale Counties, are either active duty military or military veterans. As a basis for comparison, in the United States, 5.6 percent of the population are either active-duty military or veterans, and in Alabama 6.8 percent are active duty or veterans. In the 6-county study area, that percentage is 10.1 percent. Note that these numbers do not include the spouses and families that accompany military personnel and veterans. In addition to individual

Figure 2.5: Military-Related Population



Source: U.S. Census, 2021 American Community Survey 5-Year Estimates, Table DP02: Selected Social Characteristics and Table DP03: Selected Economic Characteristics

Study Area Population Trends and Projections, 1920 to 2040



Source: U.S. Census, 2000, 2010 and 2020 Decennial Census; U.S. Census Bureau, Population Division and the University of Alabama's Center for Business and Economic Research. Release date: May 2021. <https://cber.culverhouse.ua.edu/resources/alabama-demographics/>

veterans, it is estimated that there are 108,824 military retirees and family members in the Wiregrass area.

Fort Rucker was first recognized as an unincorporated place within an urban area in the 1970 Census. In 1980, the US Census renamed these areas as a census designated place, or CDP. According to the US Decennial Censuses, the population of the Fort Rucker CDP has decreased each decade since 1970, when the population was 14,242. According to the 2020 Decennial Census, Fort (Rucker) Novosel has a population of 4,464 persons. The 2021 median age of the Fort Novosel population is 24.1 years old, as compared to the median age in the State of Alabama, at 39.3 years, and the nation, at 38.4 years. Approximately one-third of the population, at 33.5 percent, is under the age of 18. There is a small segment of the population, at 6.5 percent, that are very young adults age 18 to age 20. There is an even smaller population group, at 3.8 percent, that is age 45 and older. The majority of the Fort Novosel population is 21 to 44 years old, with this age group comprising 56.2 percent of the total population.

ECONOMIC IMPACT

The census of population is not reflective of the number of people on Fort Novosel and the activities that occur on a daily basis. The census only accounts for the active duty military personnel and their families that are living on post. In reality, Fort Novosel estimates that there is a daily population of more than 20,000 people – four times the census reported population. The combined military and civilian personnel make up an employment base of approximately 17,020 workers, making Fort Novosel one of the largest employers in the State of Alabama and, quite possibly, the largest employer south of Montgomery. In response to the military and aviation-related jobs, the local communities have developed workforce development programs to supply needed workers. Fort Novosel has its own workforce development initiative within the Directorate of Human Resources that offers leadership development, job shadowing and mentorship.

Today, Fort Novosel is truly an economic engine in the Wiregrass Region with approximately 23 aviation and aerospace industries located here. The DOD’s Office of Local Defense Community Cooperation compiles data on defense spending each fiscal year. For Fiscal Year 2022, the DOD funded \$10,2 billion in defense contracts in Alabama, of which 8.6 percent are in Dale County. While a majority of Alabama’s defense spending is located in North Alabama related to Redstone Arsenal, Fort Novosel’s M1

Support Services is ranked #4 in the state with defense contracts of more than \$500 million. It is estimated that the region’s total defense contracts resulted in 6,548 direct jobs in Coffee, Dale and Houston counties in 2022 with a payroll of more than \$453 million.

The Alabama Department of Labor, in cooperation with the Bureau of Labor Statistics, also provides monthly unemployment data for counties in Alabama. As of July 2023, the combined 6-county study area has a civilian labor force of 126,453 persons, which is a 0.2 percent increase from July 2022. Furthermore, the July 2023 report shows that the civilian labor force unemployment is 2.4 percent, which is a healthy decrease from 3.0 percent in June 2022. Dale County has the lowest unemployment rate, at 2.2 percent, as of July 2023. Coffee, Geneva and Houston counties all had an unemployment rate equal to the state, at 2.3 percent, followed Covington County, at 2.5 percent. Barbour County’s unemployment rate of 4.1 percent was the only county higher than the nation’s rate of 3.8 percent.

In a report for the Alabama Military Stability Foundation for Fiscal Year 2019, produced by the University of Alabama in Huntsville in January 2023, Fort Novosel estimates that *“the direct impact on employment from military-related spending is 24,416 jobs with a multiplier impact of 4,449, the total impact on employment in the Fort (Rucker) Novosel Region is 28,865 (jobs).”* The report data indicates that the total payroll is \$2.73 billion with an output of \$9.04 billion. Jobs created through defense contracts comprise 67.6 percent of the Wiregrass Gross Regional Product (GRP). Of the total defense contracts in the Wiregrass Region, 67.0 percent are for support activities for air transportation, 15.0 percentage for technical and trade schools; 8.0 percent is for construction; 7.0 percent is for facilities support services; and 3.0 percent is for metal manufacturing.

Total Economic Impact of Military in Fort (Rucker) Novosel Region (in Millions except Employment)			
Impact	Direct	Multiplier	Total
Employment	24,416	4,449	28,865
Payroll	\$2,563	\$167	\$2,730
Output	\$8,373	\$667	\$9,039

Note: Totals may not tally due to rounding.
Source: Alabama Military Stability Foundation. Military And Aerospace Impact on the State of Alabama, FY 2019; University of Alabama in Huntsville, January 2023.
<http://www.almsf.org/economic-impact.html>

Development adjacent to Cairns Airfield



COMPATIBILITY ASSESSMENT

Fort Novosel training may negatively impact surrounding civilian areas due to aviation accident potential, noise, and other effects. Civilian activities that occur adjacent to Fort Novosel, however, may interfere with training. There are multiple factors that can affect the compatibility between Fort Novosel's facilities and the surrounding communities. Compatible land uses are those that can coexist with a nearby military installation without constraining the safe and efficient operation of the installation, or exposing people living or working nearby to significant environmental impacts. Compatibility, in relationship to military readiness, is the balance or compromise between community and military needs and interests. The goal of compatibility planning is to promote an environment where both entities can successfully coexist.

The Fort Novosel CLUS Compatibility Assessment identified and assessed 13 applicable factors as they relate to Fort Novosel and the communities that support it. The assessed factors are listed below:

- Coordination, Communication
- Frequency Spectrum - Capacity
- Frequency Spectrum - Impedance, Interference
- Housing Availability
- Infrastructure, Roadways
- Land and Air Spaces
- Land Use
- Legislative Initiatives
- Light and Glare
- Noise
- Safety Zones
- Vertical Obstructions
- Vibration

During the assessment process, some of the factors were combined into a single assessment group because of their interaction and dependence on one another. For example, land use, noise and safety are the most reoccurring issues and are almost always intertwined, so they were assessed together. The same is true with the frequency spectrum for both capacity and impedance, or interference, which were combined into one assessment category.

The assessment identified a laundry list of compatibility issues. The issues, however, are seldom the result of only one cause or action, nor are the issues only relatable to one compatibility factor. The list of 71 issues shown in the matrix tables on the following pages differentiates between the primary factor associated with the issue and secondary factors. The great majority of the compatibility issues are related to land use, noise and safety.

Noise complaints are handled by the Fort Novosel noise mitigation officer. Between 2020 and 2021, the number of complaints increased; however, in 2022, complaints decreased by 13.0 percent and are continuing to decrease in 2023 according to early reports. According to the Noise Complaint Logs, approximately two-thirds of noise complaints each month are from repeat complainants. There are, on average, only three to four first time complaints each month. The majority of noise complaints come from sparsely populated areas near Nap-of-Earth routes or remote training sites. It is in these areas that helicopters fly lowest during combat flight training. For those residents who are not aware of the USAACE training routines, the noise and vibration can be disconcerting.

COMPATIBILITY ISSUES: LAND USE, NOISE AND SAFETY ■ = Primary Compatibility Factor ● = Secondary Compatibility Factor		Land Use	Noise	Safety	Communication/Coordination	Frequency Capacity/Impedance	Housing Availability	Infrastructure and Roadways	Land and Air Space	Legislative Initiatives	Light and Glare	Vertical Obstructions	Vibration
1	Rural residential development surrounding the northern side of the installation is particularly susceptible to noise and vibration	■	■										●
2	Development around and up to the installation boundaries may limit future growth of Fort Novosel	■											
3	Existing development has eliminated buffer around Fort Novosel main installation	■		●			●					●	
4	Continued urbanization of Daleville, Enterprise and Ozark toward Fort Novosel is likely to compound existing issues	■	■	●		●					●	●	
5	Landing lane clear zones extend beyond facility boundaries at some stagefields, presenting a safety issue and no control for land uses	■		●									
6	"Several stagefields have structures in accident potential zone: Allen Stagefield has seven housing units Goldberg Stagefield has one housing unit Hatch Stagefield has one housing unit Skelly Stagefield has two housing units Tabernacle Stagefield has poultry houses "	■	■	●									
7	"Noise Zone II Development: Molinelli Stagefield has one church and 12 housing units Skelly Stagefield has one church and five housing units Stinson Stagefield has nine housing units Toth Stagefield has one institutional land use (Chrysalis Transitional Home for Girls) and eight housing units"	■	■	●									
8	Dense rural residential development adjacent to Allen Stagefield boundary on three sides	■	■	●	●					●		●	●
9	Wicksburg High School in Allen Stagefield Noise Zone II		■										
10	High commercial and industrial growth area north of Allen Stagefield in Air Space Boundary on US Hwy 84	■	●			●					●	●	
11	High commercial and industrial growth area north of Brown SF Air Space Boundary on US Hwy 84	■	●			●					●	●	
12	Brown Stagefield: Large industry and New Brockton High School within Air Space Boundary	■	■			●						●	
13	Brown Stagefield: Two water tanks located east of stagefield and in line with some landing lanes	■		●				●				●	
14	Cairns Airfield: one commercial land use and eight housing units are located in north clear zone; two housing units in south clear zone	■	●	■									
15	Cairns Airfield: approximately 91 structures in accident potential zone	■	●	■									
16	Cairns Airfield: heavy residential development, including multi-family surrounding airfield in NZ II and LUPZ (317 total structures)	■	■			●	●	●			●	●	
17	Rotorwash erosion causing runoff from stagefields into nearby creeks and streams: Hanchey Airfield, Hatch Stagfield, Knox Airfield into Choctawhatchee River; Hunt Stagefield into West Fork Choctawhatchee River; Lucas Stagefield into Phillips Creek and Tiger Eye Creek; Runkle Stagefield to Pea River onsite; and Toth Stagefield to Panther Creek and Bear Creek. Each of these stagefields are also used by CH-47 helicopters which increases erosion.	■											●
18	Hooper Stagefield: one childcare center, one apartment complex, two commercial and numerous residential land uses within NZ II	■	■				●						

**COMPATIBILITY ISSUES:
LAND USE, NOISE AND SAFETY, CONTINUED**

■ = Primary Compatibility Factor
● = Secondary Compatibility Factor

		Land Use	Noise	Safety	Communication/Coordination	Frequency Capacity/Impedance	Housing Availability	Infrastructure and Roadways	Land and Air Space	Legislative Initiatives	Light and Glare	Vertical Obstructions	Vibration
19	Knox Airfield: Power Substation and Transmission line perpendicular to flight corridor and landing lanes			■				●					
20	Lowe Airfield: heavy residential development within NZ II and large growth area southwest of airfield, including multiple multi-family housing units, in Air Space Boundary	■	■			●		●			●		
21	Lucas Stagefield: Two power transmission lines south of stagefield and perpendicular to landing lanes, but do not appear to conflict with flight corridors			■				●				●	
22	Runkle Stagefield: Elba Hydroelectric Plant is 1.5 miles to north in line with landing lanes but does not appear to conflict with flight corridors			■				●					
23	Shell Airfield: almost completely surrounded by dense urban residential development, including 29 housing units in accident potential zone and 194 units in NZ II	■	■	■		●	●				●		●
24	Shell Airfield: one of the larger, most active off-post airfield is surrounded with most urban development	■	■				●	●			●		●
25	Shell Airfield: water tank across the street but does not appear to conflict with flight corridors			■								●	
26	Stinson Stagefield: water tank located southeast of stagefield, not perpendicular to landing lanes, but may conflict with flight corridors			■				●				●	
27	Tabernacle Stagefield: water tank due north of landing lanes and in flight corridor pathway			■				●				●	
28	Toth Stagefield: located in high growth and development area between Daleville and Dothan	■	■	●		●	●	●			●		●
29	Toth Stagefield: Power transmission lines perpendicular to landing lanes; communication tower 1.25 miles north of stagefield			■								●	
30	4,427 acres CH-47 NZ III located in municipal areas: Lowe Airfield and Shell Airfield in Enterprise; Cairns Airfield in Daleville; Hooper Stagefield in Ozark; and Hunt Stagefield in Newton		■										●
31	Large size of CH-47 noise zones impacts several high-growth areas including US Highway 84 near New Brockton and between Daleville and Dothan, and US Highway 231 south of Ozark	■	■				●						●
32	Areas north of Tabernacle and Molinelli may be impacted by large arms noise and vibration	●	■										■

COMMUNICATION AND COORDINATION COMPATIBILITY ISSUES

33	Lack of representation from Fort Novosel on local planning commissions; and Fort Novosel must be invited to attend local planning commission meetings	●			■								
34	Previous strategies were not implemented				■								
35	Lack of awareness of Fort Novosel operations and needs	●	●		■								
36	Confusion of who responsible parties are within Fort Novosel with regard to future development or natural resource planning	●			■								
37	No clear chain process on information exchange				■								
38	Military confidentiality hinders some communications	●			■			●					

COMPATIBILITY ISSUES: FREQUENCY SPECTRUM CAPACITY/INTERFERENCE		Land Use	Noise	Safety	Communication/Coordination	Frequency Capacity/Impedance	Housing Availability	Infrastructure and Roadways	Land and Air Space	Legislative Initiatives	Light and Glare	Vertical Obstructions	Vibration
■ = Primary Compatibility Factor ● = Secondary Compatibility Factor													
39	Interference from telecommunications towers or other frequency - emitting facilities					■			●				
40	Growing concern about interference from drone usage, particularly around rural stagefields	●				■			●				
41	Concern about capacity of local frequency providers to carry all usage from Fort Novosel without civilian interference					■		●					
HOUSING AVAILABILITY COMPATIBILITY ISSUES													
42	Housing cost is out of line with local incomes	●					■	●					
43	Lack of moderate, affordable housing	●					■	●					
44	Fort Novosel salaries have driven housing costs up	●					■						
45	Housing construction in areas that were once rural due to lower land prices	●					■	●					
INFRASTRUCTURE AND ROADWAY COMPATIBILITY ISSUES													
46	Electrical power redundancy							■					
47	Capacity of infrastructure facilities to allow for installation growth							■					
48	Traffic study needed to determine carrying capacity of regional traffic to Fort Novosel	●						■					
49	Road improvements necessary to facilitate traffic onto and off of the post during peak hours							■					
50	Funding for roadway improvements							■					
LAND AND AIR SPACE COMPATIBILITY ISSUES													
51	Recreational drone operators flying in military operation areas.			●					■				
52	Lack of awareness of nearby airfields and stagefields in rural areas.	●			●				■				
53	Lack of awareness of Fort Novosel perimeter boundaries				●				■				
54	Land use conflicts among property owners surrounding stagefields	●							■				
55	Negative impact on surrounding property owners of stagefields and remote training sites due to noise and vibration.	●	●						■				●
LEGISLATIVE INITIATIVES COMPATIBILITY ISSUES													
56	Need clear interpretation of airport definition in Code of Alabama, 1975, Title 4, Chapter 6.	●								■			
57	Need clarity on where county airport zoning legislation is applicable	●								■			
58	Lack of planning and zoning legislation for counties	●								■			
59	Lack of planning legislation for regions	●								■			
60	Lack of enforcement of Military Land Use Planning Code	●								■			

COMPATIBILITY ISSUES: LIGHT AND GLARE		Land Use	Noise	Safety	Communication/Coordination	Frequency Capacity/Impedance	Housing Availability	Infrastructure and Roadways	Land and Air Space	Legislative Initiatives	Light and Glare	Vertical Obstructions	Vibration
■ = Primary Compatibility Factor ● = Secondary Compatibility Factor													
61	Glare from solar panels or other objects on land							●			■		
62	Light pollution	●									■		
63	Increase in artificial lighting due to community and economic growth	●									■		
64	Spotlighting or lasering helicopter pilots				●						■		
VERTICAL OBSTRUCTION COMPATIBILITY ISSUES													
65	Increased development brings need for increased communications towers, water tanks, and power substations and transmission lines	●										■	
66	Lack of notification of new vertical obstructions prior to construction				●							■	
67	Lack of process for local notification of plans for construction of a vertical obstruction				●							■	
68	Lack of local regulations about towers, obstructions	●										■	
VIBRATION COMPATIBILITY ISSUES													
69	Vibration from weapons training	●			●								■
70	Vibration around remote training activities due to low-flying helicopters	●			●								■
71	Soil erosion from rotorwash, or helicopter vibration as it takes off, hovers or lands	●			●								■

The most significant compatibility issues are related to safety and land use. The maps on the following pages provide a graphic illustration of the safety and land use density issues in proximity to some of the Fort Novosel airfields and stagefields. To fully understand the assessment at all Fort Novosel facilities, refer to the full Fort Novosel CLUS. The document contains building footprints in a 2-mile radius of each facility and a detailed land use map of the CZs and APZs for each airfield/stagefield. The CZ and APZ locational data is available through the Department of Defense, Readiness and Environmental Protection Integration Program, REPI Interactive Map.

Safety issues include structures within a clear zone and spotlighting, or lasering, helicopter pilots. At Cairns Airfield, there are eight residential and one commercial structures in the north CZ and two residential structures in the south CZ. Land use compatibility guides provided by the FAA indicate that there should be no development in a CZ due to potential for accidents. The land use compatibility guides also recommend only low density

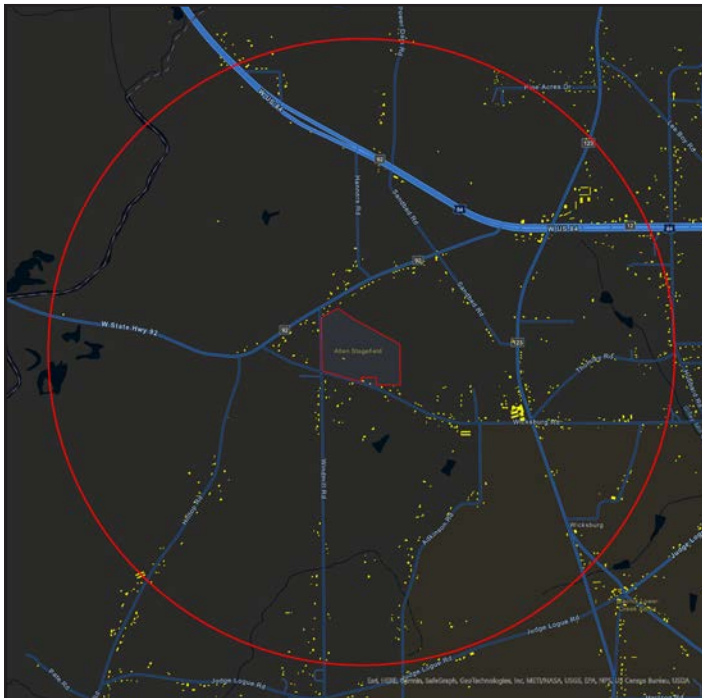
residential or limited commercial development in APZ I and APZ II. Several of the airfields and stagefields have considerable development in the APZs. Most notable are Cairns Airfield, where there are 91 residential structures in the APZ, and Shell Field where there are approximately 30 residential structures in the APZ. Another safety issue is the spotlighting or lasering of aircraft. When a laser beam reaches an aircraft at 1,000 feet, it looks much larger than the pinpoint that it appears to be when pointed at a wall or the floor. When a laser hits an aircraft windshield, the light is dispersed even more to the point of illuminating the full cockpit. The impact may include temporary blindness for a pilot, cause disorientation, afterimage, or at the very least be a major distraction. Although spotlighting and lasering are not frequent events, they do occur often enough to be a major concern - an average of about three times a year. Between 2020 and 2022, there were eight laser strikes in the Fort Novosel area.

Land use issues are related to the types of existing land use and density of the existing structural development around Fort Novosel facilities. There are seven airfields/

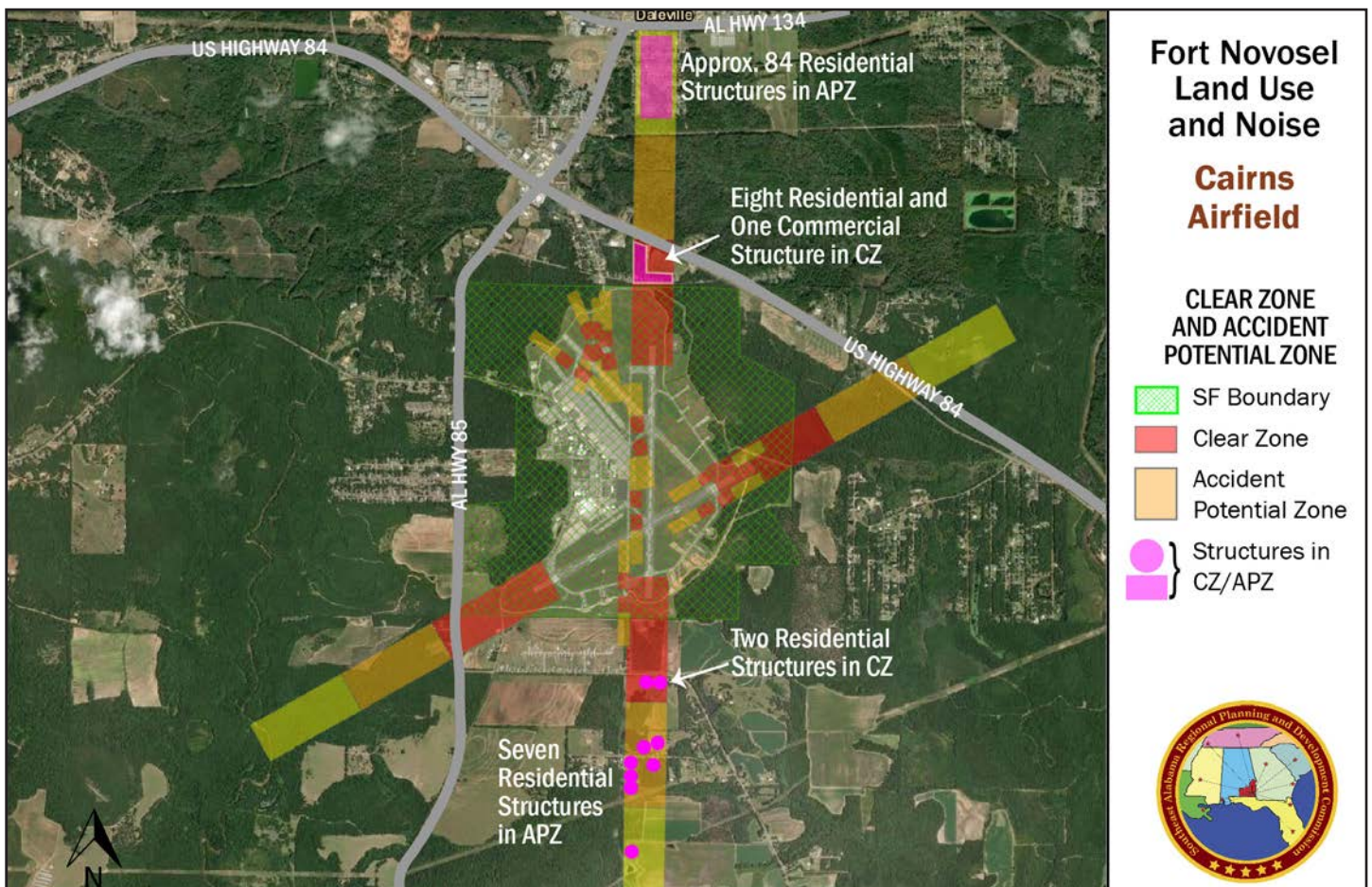
stagefields that are of particular concern: Allen, Brown, Cairns, Hooper, Lowe, Shell, and Toth. Cairns, Hooper, Lowe and Shell Airfields/Stagefields are each surrounded by existing development, and Allen, Brown and Toth Stagefields are located in areas with high growth and

development potential. The table on page 11 provides a summary of the existing structures within the CZ, APZ, and noise zones of each facility. The table on page 12 provides an abbreviated listing of potential programs that might be utilized to resolve compatibility issues.

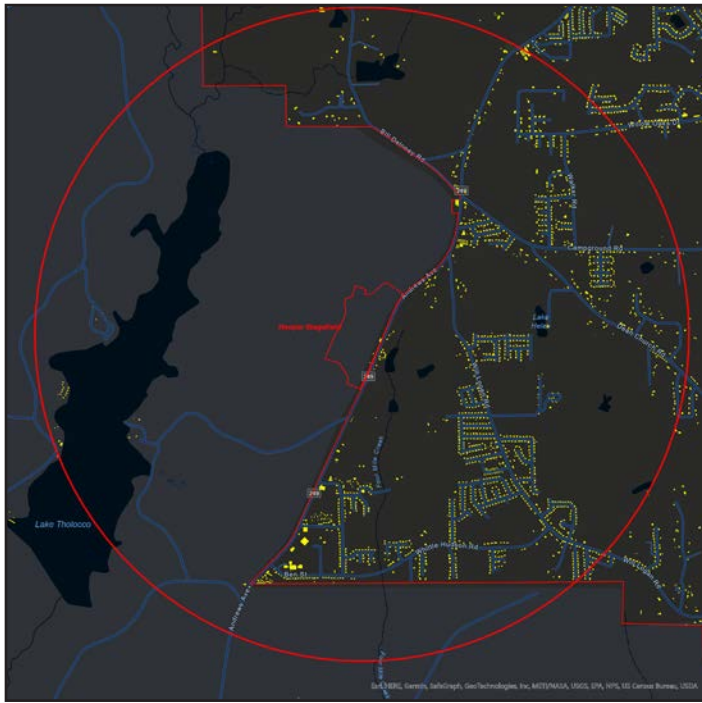
Structures within a 2-Mile Radius of Allen Stagefield



Structures within a 2-Mile Radius of Brown Stagefield



Structures within a 2-Mile Radius of Hooper Stagefield



Structures within a 2-Mile Radius of Shell Airfield

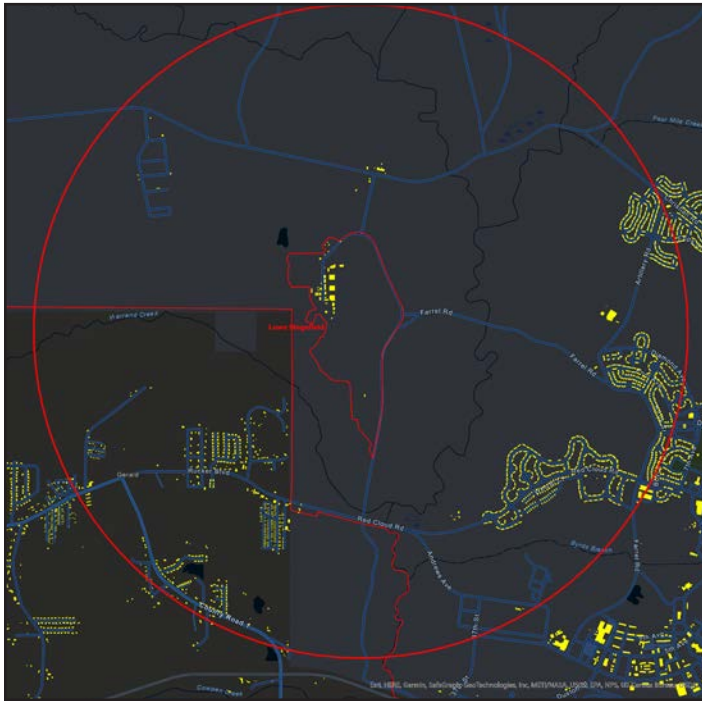


Structures within UH-72 Lakota Noise Zones

Facility Name/Type	Structures in 2-Mile Radius	Number of Structures per Designated Noise Zone				Number and Type of Structures in Land Use Planning Zone (LUPZ)				Structures in Any Noise Zone	
		CZ	APZ	NZ III	NZ II	Res	Comm	Ind	Inst	#	%
Allen Stagefield	566	0	7	0	52	165	2	0	4	230	40.6%
Brown Stagefield	290	0	0	0	7	41	3	0	1	52	17.9%
Cairns Airfield	1,419	0	0	0	228	82	5	0	3	318	22.4%
Ech Stagefield	35	0	0	0	0	0	0	0	0	0	0.0%
Goldberg Stagefield	275	0	1	0	2	33	0	0	0	36	13.1%
Hanchey Airfield	155	0	0	0	0	0	0	0	0	0	0.0%
Hatch Stagefield	453	0	0	0	0	5	0	0	0	5	1.1%
Highbluff Stagefield	165	0	0	0	4	6	0	0	0	10	6.1%
Highfalls Stagefield	303	0	2	0	0	159	1	3	4	169	55.8%
Hooper Stagefield	1,553	0	0	0	15	274	4	0	3	296	19.1%
Hunt Stagefield	526	0	0	0	1	20	0	0	0	21	4.0%
Knox Airfield	1,038	0	1	0	7	4	1	0	0	13	1.3%
Louisville Stagefield	55	0	0	0	0	25	0	0	2	27	49.1%
Lowe Airfield	1,170	0	0	0	18	124	6	0	1	149	12.7%
Lucas Stagefield	200	0	0	0	9	13	0	0	0	22	11.0%
Molinelli Stagefield	80	0	0	0	13	2	0	0	0	15	18.8%
Runkle Stagefield	170	0	0	0	0	0	0	0	0	0	0.0%
Shell Airfield	3,177	0	29	0	194	911	2	0	1	1,137	35.8%
Skelly Stagefield	108	0	2	0	6	10	0	0	1	19	17.6%
Stinson Stagefield	219	0	0	0	9	44	0	0	0	53	24.2%
Tabernacle Stagefield	256	0	1	0	1	40	0	0	0	42	16.4%
TacX Stagefield	296	0	0	0	0	148	1	0	3	152	51.4%
Toth Stagefield	749	0	0	0	9	33	1	2	0	45	6.0%
Total	13,258	0	43	0	575	2,139	26	5	23	2,811	21.2%

Source: Southeast Alabama Regional Planning & Development Commission, Windshield and Map Survey Estimates, 2023.

Structures within a 2-Mile Radius of Lowe Airfield



Structures within 2-Mile Radius of Toth Stagefield



Summary of Programs, Policies, Resources and Tools

FEDERAL	FORT NOVOSEL	STATE
<ul style="list-style-type: none"> ■ Clean Air Act (CAA) ■ Clean Water Act (CWA) ■ DOD Readiness and Environmental Protection Integration (REPI) ■ DOD Partners in Flight (PIF) ■ DOI/DOD Readiness and Recreation Initiative ■ DOI/DOD/USDA Sentinel Landscapes Partnership ■ Federal Aviation Act ■ Federal Aviation Administration (FAA) Modernization and Reform Act of 2012 ■ Federal Aviation Administration (FAA) Small Unmanned Aircraft Rule ■ National Environmental Policy Act (NEPA) ■ National Historic Preservation Act (NHPA) ■ The Sikes Act ■ Sustainable Range Program 	<ul style="list-style-type: none"> ■ Army Compatible Use Buffer (ACUB) ■ Fly Neighborly Program ■ Installation Compatible Use Zone Study (ICUZ) ■ Fort Novosel Noise Complaint Management Program 	<ul style="list-style-type: none"> ■ Alabama Department of Conservation and Natural Resources (ADCNR) <ul style="list-style-type: none"> • State Wildlife Grant Program (SWG) • Forever Wild Land Trust (FWLT) ■ Alabama Cooperative Extension System (ACES) ■ Alabama Department of Environmental Management (ADEM) <ul style="list-style-type: none"> • Clean Water State Revolving Fund (CWSRF) • Drinking Water State Revolving Fund (DWSRF) • CWA Section 319 Grants ■ Alabama Military Stability Foundation ■ Alabama Wildlife Federation (AWF) ■ Military Land Use Planning Act ■ Natural Resource Conservation Service (NRCS)
REGIONAL	LOCAL GOVERNMENT	OTHER/PRIVATE
<ul style="list-style-type: none"> ■ Regional Memorandum of Understanding ■ Southeast Alabama Comprehensive Economic Development Strategy (CEDS) ■ Southeast Alabama Rural Planning Organization ■ Southeast Regional Partnership for Planning and Sustainability (SERPPAS) ■ Southeast Wiregrass Area Metropolitan Planning Organization (MPO) 	<ul style="list-style-type: none"> ■ Comprehensive Planning ■ County Airport Zoning Authority ■ Capital Improvements Program (CIP) ■ Outdoor Lighting Ordinance ■ Property Disclosure Requirements ■ Sound Level Reduction ■ Subdivision Regulations ■ Telecommunications Ordinance ■ Transfer of Development Rights ■ Zoning 	<ul style="list-style-type: none"> ■ Avigation Easement ■ Conservation Easement ■ Education and Public Awareness ■ Fee Simple Acquisition ■ Purchase of Development Rights

An implementation plan is a written strategy for accomplishing a goal or completing a project. With so many integral stakeholders involved in creating an environment that is beneficial to and supports Fort Novosel while also fostering economic growth in the local communities that surround the installation, it is helpful to have an implementation document that can provide clear direction. When an issue occurs in more than one location, shared information becomes crucial. And, when a single issue affects more than one community, the resolution may require various communities and/or organizations working in partnerships. The implementation plan outlines how key stakeholders may interact and support one another for the benefit of all.

ANTICIPATED OUTCOMES

The following anticipated outcomes are the results that are expected to be achieved through the implementation plan. The outcomes were derived from CLUS committee discussions and a review of issues. Recommendations and strategies were developed based on the steps and actions that are needed to achieve the outcome.

Land Use: An environment is developed that:

- (1) protects the mission of Fort Novosel, enabling training practices to continue and grow;
- (2) promotes economic growth of Fort Novosel's nearby communities; and
- (3) recognizes the interdependence of the military and civilian processes.

Noise: Impact of Fort Novosel training noise is minimized to the extent possible.

Safety: Mechanisms in place to safeguard the boundaries of Fort Novosel in order to protect existing training mission and provide opportunity for mission growth with minimal danger to, and impact on, surrounding properties.

Communication and Coordination: Broad local knowledge and awareness of Fort Novosel missions and operations through a coordinated partnership of information sharing.

Frequency Spectrum Capacity and Impedance: Frequency infrastructure is in place that is capable of accommodating both Fort Novosel and continued community growth.

Housing Availability: An adequate supply and variety of housing choice to meet the needs of growing communities in locations that do not negatively impact Fort Novosel operations.

Infrastructure: Adequate infrastructure to support Fort Novosel and community growth is in place or planned in locations that do not encourage incompatible growth with Fort Novosel training activities.

Land-Air Space: Conflicts with surrounding land uses and drone users are minimized through shared information on training locations and schedules, as well as planned civilian usage.

Legislative Issues: Appropriate legislation that supports and protects the defense missions in the State of Alabama is enacted.

Light and Glare: Army aviators are able to train with little to no impact from ground sources of light and glare.

Vertical Obstructions: A safe environment for flight training with minimal air space or vertical obstructions is intentionally created.

Vibration: Impact of vibration from Fort Novosel training is minimized through shared knowledge of activities.

RECOMMENDATIONS AND STRATEGIES

Many of the identified issues are not the sole responsibility of one organization or local government but instead will require multiple agencies working together toward a common goal. Hence the need for community-based strategies that encourage partnerships and cohesive decision-making among stakeholders. Further, the utilization of community-based strategies enables the implementation process to not only address the issues, which have a negative focus on fixing what is wrong, but also to maximize opportunities to reinforce the strengths of the study area. It is recognized that not all issues can be resolved in a partnership or through a community-based strategy. In those instances, the implementation of a recommended strategy rests with a single organization which is itemized in the discussion portion of the recommendation and in the implementation matrix.

Each of the compatibility factors as it relates to the conditions at and surrounding Fort Novosel is discussed, or explained. This discussion identifies what is incompatible and why. The discussion also provides examples of how the issues might be resolved. To gain a full understanding, it will be necessary to review the narrative text; however, each discussion is followed by a table that succinctly outlines the implementation strategies. For each proposed strategy, or action, there is a suggested implementation tool, an identified lead entity, a priority rating, and an estimated cost range from low to high.

The implementation plan resulted in 35 recommendations with 94 individual strategies. Almost all of the strategies of the Fort Novosel Compatible Land Use Study can be grouped into one of the following four categories:

1. Safety,
2. Public Awareness, Information, Communication and Coordination,
3. Land Use Planning, and
4. Environmental Responsibility.

Of the 94 total strategies, ten strategies have a priority rating of immediate and 18 strategies have a high priority rating. Priority strategies are those that were rated as immediate or high priority and are listed in the table below and to the right. The highest priority strategies, those that are rated as immediate, are directed toward

implementation of recommendations related to the following:

- establishing a land use task force,
- safety in stagefield clear zones and accident prone zones, system for information exchange,
- safety from laser strikes or spotlighting,
- awareness of the impact of light and glare, and implementation of the Military Land Use Planning Act.

Many of the strategies are interrelated and some are dependent upon another strategy being accomplished first. Therefore, those strategies that are rated as moderate or low are not so rated because they are unimportant but instead because the strategy is reliant on timing of another strategy. See the Fort Novosel CLUS full document for all recommendations and strategies.

Priority Strategies					
#	Strategy	Tool	Lead	Priority	Cost
1.2	Establish a representative land use task force to review land uses issues on a case-by-case basis and advocate for community resolution.	Education and Awareness	SEARP&DC	Immediate	\$
9.1	Purchase properties in clear zones that extend beyond airfield boundaries at Cairns Airfield.	Fee Simple Acquisition	Fort Novosel	Immediate	\$\$\$
9.2	Protect properties in accident potential zones at Allen, Brown, Goldberg, Highbluff, Highfalls, Hunt, Lucas, Molinelli, Runkle, Skelly, Stinson, Tabernacle and Toth Stagefields, and at Cairns, Knox, and Shell Airfields.	Conservation Easement, Avigation Easement, or Purchase of Development Rights	Fort Novosel	Immediate	\$ - \$\$\$
12.1	Create an education and public awareness task force to develop creative and interesting public service material that has a good reach.	Education and Public Awareness	Fort Novosel	Moderate	\$
13.1	Designate a single contact for the review of all new development.	Military Land Use Planning Act, MOU	Fort Novosel	Immediate	\$
13.2	In the enforcement of the Military Land Use Planning Act, develop a clear flow chart for review process by Fort Novosel, including contact information.	Military Land Use Planning Act, MOU	Fort Novosel	Immediate	\$
14.1	Work with Fort Novosel programs to determine the best way to address public knowledge of dangers associated with intervention of Fort Novosel training operations, such as laser strikes or other obstructions (30.1)	Education and Public Awareness	Public Awareness Task Force	Immediate	\$
30.1	Investigate the efficacy of public education in decreasing laser strikes in other locations.	Education and Public Awareness	Fort Novosel	Immediate	\$
30.2	If feasible, develop a public awareness campaign about the dangers and consequences of shining spotlights or lasers at helicopters.	Education and Public Awareness	Fort Novosel	Immediate	\$
33.1	Determine which division and position at Fort Novosel will be responsible for land use review as allowed under the Military Land Use Planning Act.	Military Land Use Planning Act	Fort Novosel	Immediate	\$
33.2	Outline a clear notification and review process that enables local governments to efficiently enforce the Military Land Use Planning Act.	Military Land Use Planning Act, Communication	Fort Novosel	Immediate	\$
3.1	Appoint a Fort Novosel representative as a member of local planning commissions.	Comprehensive Planning	Local Governments	High	\$

Priority Strategies, continued					
#	Strategy	Tool	Lead	Priority	Cost
3.2	Request Fort Novosel to send a representative to all planning commission meetings and public hearings for each municipality in study area	Comprehensive Planning and Zoning	Local Governments	High	\$
3.3	Monitor land use development within 2-mile buffer of installation and all stagefields.	Military Land Use Planning Act	Local Governments	High	\$
8.1	Support potential ACUB program around the north end of the Fort Novosel installation.	ACuB	Land Use Task Force	High	\$
8.2	Enforce Military Land Use Planning Act within two miles of all Fort Novosel facilities. (protect buffer areas)	Military Land Use Planning Act	Local Governments	High	\$
10.1	Enforce Military Land Use Planning Act within two miles of all Fort Novosel facilities. (limit development in accident prone zones)	Military Land Use Planning Act	Local Governments	High	\$
11.1	Seek legal counsel on implementation of county airport zoning legislation to clarify when and how it is applicable.	Education and Public Awareness	Fort Novosel	High	\$
12.2	Work with Land Use Task Force to create and publish user-friendly detailed maps of Fort Novosel noise zones with surrounding land uses. (2.1)	Education and Public Awareness	Public Awareness Task Force	High	\$
12.3	Work with Land Use Task Force to create an education and awareness strategy to recognize the importance to Fort Novosel to the Wiregrass Region. (2.2)	Education and Public Awareness	Public Awareness Task Force	High	\$
20.1	Share regional land use plan with local utility providers in an effort to minimize spread of infrastructural facilities into areas that where growth would be incompatible with Fort Novosel training operations.	Planning	Land Use Task Force	High	\$
21.1	As Fort Novosel plans for future operational growth and expansion, monitor contractors with privatized infrastructure to ensure that adequate facilities are available to support growth.	Communications	Fort Novosel	High	\$
21.2	Make any infrastructural needs known to contractors and local providers well in advance of expansion dates.	Communications	Fort Novosel	High	\$
23.1	Conduct an inventory and map all infrastructure hazards and obstructions to share with local providers and communities.	Planning	Fort Novosel	High	\$
28.1	Seek Attorney General's opinion on use of County Airport Zoning legislation for military installations.	Zoning	Alabama Military Stability Foundation	High	\$
28.2	Seek Attorney General's opinion on definition on airport, and if stagefields will qualify.	Zoning	Alabama Military Stability Foundation	High	\$
28.3	Seek Attorney General's opinion that if county airport zoning can be enforced on behalf of stagefields, does it have to be enforced on all stagefields in the county?	Zoning	Alabama Military Stability Foundation	High	\$
33.3	Prepare presentation regarding implications of the Military Land Use Planning Act, including time frame for enforcement, and deliver to each local government, and planning commission, if applicable.	Education and Public Awareness	Public Awareness Task Force	High	\$



CREDIT: DVIDS, U.S. Army photo by Sgt. Lilliana Magoon

