

APPENDIX L: COMMUNITY EXAMPLES OF ENCROACHMENT REDUCTION ACTIONS

Escambia County/ NAS Pensacola:

Escambia County passed an Airport/ Airfield Environs Overlay ordinance in April 2006 that affects all property within the APZ, Noise Zones and a buffered distance from each of these areas (Airfield Influence Planning Districts).(Part III, Article 11.01.00). The ordinance requires all development applications within these areas to be submitted to NAS Pensacola for review. Applications include variance, rezonings, subdivisions, mobile home permits, construction permits, comprehensive plan updates, etc. Properties within these areas are also subject to additional requirements:

- Mandatory avigation easements for all subdivisions
- Additional construction standards to reduce indoor noise levels
- Residential density maximums
- Required Real Estate Disclosures at the earliest property viewing

Properties are also automatically considered to be in the “sending area” for the County’s Transfer of Development Rights Program.

The County’s GIS department maintains a searchable, interactive online mapping program that includes all the data from the JLUS. This includes noise contours, APZ, and Airfield Influence Planning Districts (those properties within a certain buffered distance from the APZ or Noise Contours). In addition, a link to a PDF of the Real Estate Disclosure Form is featured on every page of the County’s Website in a sidebar.

NAS Pensacola also hosts an AICUZ website that includes basic information about military noise and operations at the installation. Information includes a map of APZ and Noise contours, basic airfield operations on NAS Pensacola, and frequently asked questions such as “How can I reduce the noise I hear inside my house?” The website also posts a Noise Hotline phone number to contact the installation directly with questions or complaints.

Virginia Beach/ NAS Oceana:

The City of Virginia Beach also maintains an online mapping service with AICUZ noise contours and APZs. This interactive website allows property owners to search for specific properties (by tax ID or address) to determine if it’s in one of these noise or safety zones. Each layer is clearly described and an external web-link to the Naval Air Station Oceana’s AICUZ program website is provided to those seeking additional information. The NAS Oceana website also contains a link to the City’s interactive mapping tool for those that have found the Navy website without the benefit of the city’s site.

Florida Legislation:

Sections 163.3175, 163.3177, 163.3187 and 163.3187 of the Florida Growth Management Act require each county containing a military installation to provide that installation the opportunity to review and comment on proposed changes to the comprehensive plan and land development regulations. The laws also require these local governments to amend their comprehensive plans and include encroachment reduction criteria to achieve the compatibility with the military installations. The Florida Department of Community Affairs (DCA) provides technical assistance to communities to achieve this mandate. A staff-planner is the assigned point of contact for all communities planning around military installations. He provides technical support to these communities and updates the DCA's website with contact information for each installation.

Florida Defense Alliance:

This is an organization created within Enterprise Florida, a public-private partnership serving as the state's primary economic development organization, to ensure that military communities and installations are equipped to withstand BRAC realignments. The organization is comprised of military and civilian personnel that coordinate with local and state elected officials to support military communities. The Defense Alliance has been successful in creating and administering several state-funded grant programs:

- Defense Infrastructure Grants: designed to support local infrastructure projects that have positive impacts on an installation's military value. Can also be used to conduct studies and modeling support. The 2008-2009 grant pool was \$10.6 Million
- Other grants were created to assist communities impacted by installation closures.

Southeast/ SERPPAS:

In 2005, state environmental and natural resource officials from across the southeast partnered with the Department of Defense and other federal agencies to form the Southeast Regional Partnership for Planning and Sustainability (SERPPAS) to promote better collaboration in making resource-use decisions. SERPPAS works to prevent encroachment around military lands, encourage compatible resource-use decisions, and improve coordination among regions, states, communities, and military services. The region covered by SERPPAS includes the states of North Carolina, South Carolina, Georgia, Alabama, and Florida.

SERPPAS consists of Principals, a Steering Committee, and project working groups. SERPPAS is co-chaired by a Principal representing the Department of Defense's Office of the Deputy Under Secretary of Defense (Environment, Safety and Occupational Health) and a Principal representing one of the state partners (Secretary, North Carolina Department of Environment and Natural Resources in 2008).

Principal members are the senior leadership of participating organizations (For example: US Fish and Wildlife Service, NOAA, Alabama Department of Environmental Management, North Carolina Wildlife Resources Commission, South Carolina Department of Natural Resources, Georgia Department of Natural Resources, Florida Department of Environmental Protection, US Army Corps of Engineers, US Army, Air

National Guard, US Air Force, Navy Region Southeast, Environmental Protection Agency) Principals are responsible for identifying priorities, developing strategies, making decisions, and providing overall leadership and direction on efforts undertaken by the partnership. In addition, the Principals act as the primary champions for SERPPAS led efforts within their respective organizations. Steering Committee members are staff-level representatives from the participating organizations. The Steering Committee leads the development of projects and efforts supported by the SERPPAS Principals.

SERPPAS meets semi-annually and pursues several initiatives. 2008 initiatives include continued GIS mapping and data development for local communities, a conservation plan for the American Longleaf Pine forest, Marine Coastal initiative, and translocations of small at-risk populations of red-cockaded woodpeckers. Semi-annual meetings are usually two full days and include a round table to identify emerging trends.

Midlands Area Joint Installation Consortium/ Fort Jackson/ Shaw Air Force Base/ McEntire Joint National Guard Base/ Poinsett Range/ McCrady:

A public-private consortium of partners banded together to present a regional approach to compatible planning around the areas 5 military installations. Partners include South Carolina National Guard, Fort Jackson, Shaw Air Force Base, Congaree Land Trust, Conservation Fund, Richland County, Sumter County, City of Columbia, City of Sumter, Central Midlands Council of Governments, South Carolina Department of Natural Resources and the South Carolina Department of Environmental Control. The organization is supported by staff of each partner, with the leading staff member from the South Carolina National Guard. The Consortium has successfully implemented its two objectives: attain funding for conservation easements funded by the Department of Defense, and initiate a Joint Land Use Study. Meetings are held quarterly, and the body is actively purchasing conservation easements to protect military aviation activities in the region.

Sustainable Sandhills/Fort Bragg:

In 2000, Fort Bragg leadership took a proactive stand to ensure the long-term viability of the installation. Initially looking at activities within the post, it became clear that Fort Bragg would have to partner with surrounding communities to ensure it's survival through the BRAC process. In February 2003, Fort Bragg and the North Carolina Department of Environment and Natural Resources convened stakeholders from the surrounding communities to propose the idea of a new partnership in the form of the Sustainable Sandhills initiative. Representatives from Save Our State, the NC Department of Transportation, NC Department of Commerce, and the NC Department of Agriculture and Consumer Affairs addressed the audience, not only on their participation in sustainability efforts but also on the importance of finding a common vision for the region that could transcend political and municipality boundaries. At the conclusion of the February conference, 40 attendees volunteered their time to establish the Steering Committee in order to keep the momentum going and take the necessary steps to turn the idea into a plan.

This Steering Committee subsequently held a four-day training session and workshop on sustainability at Campbell University in Harnett County. Since then, Sustainable Sandhills has expanded to become the regional voice for a range of sustainability initiatives, including compatible land development surrounding Fort Bragg. Board Members meet monthly and a staff manages over seven comprehensive programs from Eco-tourism to Land Planning.

St. Clair County, Illinois/ Scott Air Force Base:

During the Joint Land Use Study (JLUS) process, locally elected officials agreed to the value of a Regional Advisory Board to coordinate and review land use decisions around Scott Air Force Base (AFB). The Board's purpose is to review potentially incompatible development applications within a specific geography around Scott AFB affected by noise and safety zones.

Members on the Regional Advisory Board (RAB) are appointed by local zoning authorities and convene only when a proposed project is deemed incompatible by Scott AFB. In this case, the Board will meet and present an advisory finding concerning the potentially incompatible project to the local jurisdiction responsible for approval of the application. The local authority would then make the final decision, though each jurisdiction may determine that a super-majority of votes is required to proceed with an application that the Board has found to be incompatible.

The process for a development application within the specific noise and safety zones follows this process: (See Figure)

- The local governments will notify the Air Force of those actions (rezonings, subdivisions, development proposals, changes in the future land use, etc.) inside the areas determined during the JLUS process.
- The Air Force will review these actions within a 30 calendar day period and render an advisory opinion on those actions.
- If the Air Force finds an application within the noise and safety zones to be incompatible, the Regional Advisory Board (RAB) will meet within a 30 calendar day period following an incompatible finding. The Air Force has agreed to provide administrative support for the scheduling of the RAB meeting and the distribution of necessary background materials.
- The RAB will render a finding, which the local government shall consider. The local government should not make a final decision without first receiving the finding from the RAB.

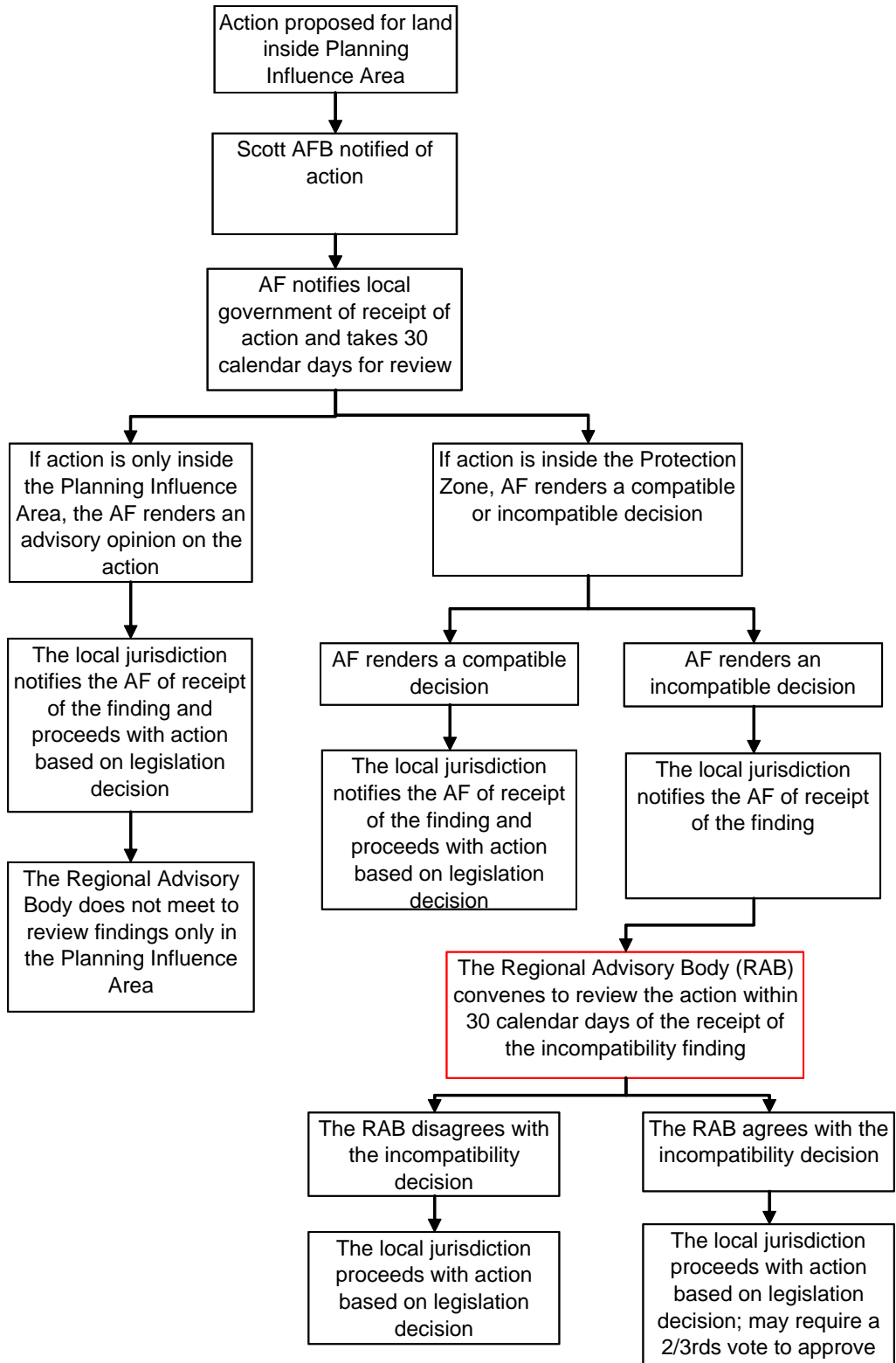


Figure 1

Bibliography/ References

Escambia County:

GIS map viewer: <http://ims.co.escambia.fl.us/escambiagis/viewer.htm>

NAS Pensacola AICUZ website:

<http://www.naspensacola.navy.mil/index.cfm/fa/AICUZ.home>

Florida Department of Community Affairs Military Base Encroachment Coordination

<http://www.dca.state.fl.us/fdcp/dcp/militarybase/>

Florida Defense Alliance

<http://www.floridadefense.org/grants.asp>

SERPPAS: <http://www.serppas.org/Projects.aspx>

Virginia Beach:

<http://www.vbgov.com/e-gov/emapping/access/getMap.asp?X=200&Y=140>

Sustainable Sandhills:

<http://www.sustainablesandhills.org/index.html>