

General Recommendation A: Real Estate Disclosure Statements

Quite often potential homebuyers and renters are unaware of special circumstances and conditions that may exist in the home's environment, which could detrimentally affect both the area's quality of life and the home's resale value. This could be a particular problem for potential buyers of existing or newly built homes located within the one-mile area around the military reservations. Much of that area is affected by aircraft and artillery noise and dense pine smoke, which result from "best land management practices". It is important to guarantee that potential homebuyers and renters are provided with the information, which they need to make well-informed decisions about whether or not to locate in an area.

Recommendation

It is recommended that the North Carolina General Assembly adopt a bill requiring real estate disclosure statements for all parcels of property located within one mile of the military installations. (Please refer to Appendix B for a sample resolution.) As appropriate, the real estate disclosure statements should include warnings about potential noise and startle affects from low flying aircraft, blast noise from artillery/small arms fire, and intensive smoke resulting from controlled burns of the managed pine forest areas.

Actions

- Immediately following adoption of this Joint Land Use Study, an official representative of the RLUAC should meet with the North Carolina League of Municipalities, the North Carolina Association of County Commissioners, and representatives from each of the other North Carolina military installations, who are either currently involved in preparing or have recently completed a Joint Land Use Study process, to seek their support for this recommendation.
- Representatives from the RLUAC (and the other military installations) should meet with the *North Carolina Advisory Commission on Military Affairs* to seek their support for legislation which would require real estate disclosure statements for all land located within one mile of North Carolina's military installations.
- The RLUAC and the *North Carolina Advisory Commission on Military Affairs* should submit a bill to the 2003 session of the North Carolina General Assembly, which requires real estate disclosure statements for all land, located within one mile of military installations.

General Recommendation B: Urban Encroachment

During the next thirty years, the North Carolina Office of State Planning projects that population in the six counties surrounding Fort Bragg will grow by an additional 269,000 people -- much of it within one mile of the military boundaries. Throughout the past decade alone, population in the Fort Bragg / Pope Air Force Base one-mile study area expanded by 13,866 people -- a twenty percent increase. Land along the military boundaries is being converted from rural to urban densities at an increasing rate -- especially along the fringes of the Fayetteville metro region.

Even with strong municipal and county land use management tools currently in place (land use plans and zoning ordinances), inappropriate and incompatible development continues to occur. Such urban expansion, left unchecked, will pose a major threat to the integrity of the military complex, the natural environment, and the quality of life of people residing there in less than twenty years. Clearly the planning, protection, and land management efforts currently being utilized by local governments in the region have failed to stem the growing tide of incompatible urban development. New and stronger actions are recommended to preserve the military installations, the environment, and the public safety.

Recommendations

1. It is recommended that the North Carolina General Assembly adopt legislation that requires local governments in the Fort Bragg / Pope Air Force Base region to permit only low density development (ten acre minimum lot size and no more than one dwelling unit per ten acres) on all land which is identified as "critical preservation" and "important preservation" in this study.
2. It is recommended that the North Carolina General Assembly establish a special trust fund to assist the U.S. Department of Defense, the North Carolina Department of Environment and Natural Resources, the North Carolina Department of Transportation, the Nature Conservancy, and other allied groups with their efforts to make fee simple purchase or the acquisition of development rights for lands identified as "critical preservation" and "important preservation" in this study.
3. It is recommended that the General Assembly adopt a package of personal tax credits or deductions to serve as an incentive to encourage owners of property identified as "critical preservation" and "important preservation" to voluntarily sell their property or development rights.
4. Recognizing that the permanent preservation of "critical" and "important" land around the military reservations could result in the potential loss of an increased tax base for local governments, it is recommended that the North Carolina

General Assembly create a special trust fund to compensate the effected local governments. The trust fund should provide grants for only certain designated purposes, such as (but not limited to) the improvement / development of educational, recreational facilities and/or economic development initiatives.

5. It is recommended that the RLUAC develop criteria to prioritize and phase the purchases of the “critical preservation” and “important preservation” land as it becomes available.

Actions

- Immediately following adoption of this Joint Land Use Study, an official representative of the RLUAC should meet with the North Carolina League of Municipalities, the North Carolina Association of County Commissioners, and representatives from each of the other North Carolina military installations, who are either currently involved in preparing or have recently completed a Joint Land Use Study process, to seek their support for the recommendations listed above.
- Representatives from the RLUAC (and the other military installations) should meet with the *North Carolina Advisory Commission on Military Affairs* to seek their support for the legislative proposals listed above.
- The RLUAC and the *North Carolina Advisory Commission on Military Affairs* should submit a comprehensive bill to the 2003 session of the North Carolina General Assembly, which addresses the proposals listed above. (Refer to Appendix C for a complete listing of proposed Legislative actions.)
- In the second half of 2003, the RLUAC and the Sandhills Area Conservation Partnership should jointly sponsor a committee that seeks to establish criteria to phase the purchase of land or development rights for those areas identified as “critical preservation” and “important preservation” in this study.

General Recommendation C: Water and Sewer Extension Policies

Although development can occur in areas, which lack public utilities (generally at a low density), urban density development is virtually assured in areas where public water and sewer systems are extended. Both the 1991 Joint Land Use Study (JLUS) and the current effort have concluded that medium and high-density residential development is not compatible with military training areas. It is widely recognized that the concentration of urban populations in areas adjacent to the military boundaries can pose a major threat to the safety of the civilian residents and to the integrity of the bases as viable training facilities. Any serious effort to protect the bases from urban encroachment should include a plan to prohibit the extension of water and sewer lines to areas which are identified as “critical preservation land” and “important preservation land” in this study.

Recommendation

It is recommended that the North Carolina General Assembly adopt legislation that prohibits the extension of public water and sewer lines to land, which is identified as “critical preservation” and “important preservation” in this study.

Actions

- Immediately following adoption of this Joint Land Use Study, an official representative of the RLUAC should meet with representatives from the North Carolina League of Municipalities, the North Carolina Association of County Commissioners, and each of the other North Carolina military installations, who are either currently involved in preparing or have recently completed a Joint Land Use Study process, to seek their support for this recommendation.
- Representatives from the RLUAC (and the other military installations) should meet with the *North Carolina Advisory Commission on Military Affairs* to seek their support for legislation, which would prohibit the extension of public water and sewer lines to land, which is identified as “critical preservation” and “important preservation” in this study.
- The RLUAC and the *North Carolina Advisory Commission on Military Affairs* should submit a bill to the 2003 session of the North Carolina General Assembly, which would prohibit the extension of public water, and sewer lines to land, which is identified as “critical preservation” and “important preservation” in this study. (Refer to Appendix C for a complete listing of proposed Legislative actions.)

General Recommendation D: Military Actions

Just as urban encroachment in surrounding areas can become a sustainability issue for Fort Bragg and Pope Air Force Base, change of military mission, equipment, and land use activities at the installations can have a negative impact on the sustainability and livability of the urban communities encircling them. Although, local governments have a recognized responsibility for protecting the integrity of the military complex, the military community also bears a responsibility for being a good neighbor. For neighboring urban communities to make responsible land use planning and growth decisions, it is necessary for the military officials to provide detailed information regarding proposed development plans and future mission changes. Local governments cannot be expected to make well-informed planning decisions without advance knowledge of new military training requirements.

Similarly, local governments surrounding the military complex need assurances that the Army and Air Force will continue to accept their share of the responsibility for identifying, preserving, and protecting the natural environment and endangered species on their side of the boundary.

Recommendations

1. It is recommended that the military continue to submit new land use and development plans to both the RLUAC and local governments in the region for their review and comment prior to implementation.
2. It is recommended that Fort Bragg continue to preserve and protect its forested “green belt” area from urban growth and development.
3. It is recommended that Fort Bragg continue to preserve and protect its natural habitat areas along the perimeter boundaries from destructive military training activities.

Actions

- Immediately following the adoption of this study, Fort Bragg and Pope Air Force Base should begin to develop and implement a local government notification process for any changes in military equipment and or land use activities, which could have significant off-base impacts.
- Fort Bragg should periodically review its environmental programs to guarantee the continued preservation of its natural areas and endangered species.

General Recommendation E: Aircraft Low-Level Routes and Low Altitude Tactical Navigation Area

Pope Air Force Base's 43D Airlift Wing Airspace Management Office completed a comprehensive review of its aircraft Low-Level Routes and the Low Altitude Tactical Navigation Area (LATN) in the fall of 2002. The Air Combat Command Airspace and Ranges Directorate and the Air Mobility Command Airspace and Procedures Office directed this review.

The review covered all low-level visual and instrument training routes and the low altitude tactical navigation areas -- to include the approach corridor routes into the drop zones within the Fort Bragg restricted area and Camp Mackall complex. The corridors for the drop zones are generally flown between 800 feet and 1,000 feet Above Ground Level (AGL). These corridor routes also fall within the LATN area, which has been environmentally assessed and approved for 300 feet AGL for the C130 aircraft and 500 feet AGL for C-5, C-17 and C-141 aircrafts.

Recommendation

It is recommended that the Fort Bragg / Pope Air Force Base Regional Land Use Advisory Commission adopt a resolution recognizing and supporting Pope Air Force Base's assigned and attached units right to continue to fly low-level terrain masking and navigation missions within the six county area that surrounds the Fort Bragg/ Pope AFB military complex.

Actions

- Immediately following adoption of this Joint Land Use Study, the Fort Bragg / Pope Air Force Base Regional Land Use Advisory Commission should prepare and adopt the resolution of support described in the above recommendation.

General Recommendation F: Transportation Policies

The permanent closure of several Fort Bragg gateways, the planned rerouting of State Route 87 traffic to Cumberland County's Murchison Road, the scheduled limiting of public access to Fort Bragg's Bragg Boulevard, and the construction of the Fayetteville Outer Loop/NC Highway 13 extension, have the potential to seriously alter traffic and commuting patterns within the region. It could also have a direct impact (both positive and negative) on property values and development potential for land located within the one-mile area surrounding the military reservation. Although the effect of these actions could be quite complex and far reaching, a detailed analysis of the potential impacts is beyond the scope and design of this study.

Recommendation

It is recommended that the Fort Bragg / Pope Air Force Base Regional Land Use Advisory Commission (RLUAC) initiate a detailed regional transportation study, which measures the impacts of the permanent gate closures, the limiting of public access to Fort Bragg's Bragg Boulevard, and the construction of the Fayetteville Outer Loop.

Actions

- Following the adoption of this study, the RLUAC should work with the Fayetteville Metropolitan Planning Organization and the Mid Carolina, Lumber River, and Triangle Rural Planning Organizations to develop a proposed outline for a detailed regional transportation study.
- Once a proposed transportation study design is approved, the RLUAC should identify both a consultant to lead the study process and the necessary funding to support the process.

General Recommendation G: Urban Light Pollution

Light levels in the night sky, resulting from the growing urban areas which surround the Fort Bragg / Pope Air Force Base military complex, have begun to adversely affect the ability of pilots and ground troops to conduct realistic night training missions. Although the issue is beyond the scope of this Joint Land Use Study, it should be addressed by the region in some future study.

Recommendation

It is recommended that the RLUAC develop a proposed study design to investigate the effect of light pollution on night training missions. The proposed study should also examine practical ways of reducing the levels of night-light in the Fort Bragg region.

Action Plans

- Following the adoption of this study, the RLUAC should appoint a committee to develop a light pollution study design. It should also seek to identify potential funding sources for the proposed study.

General Recommendation H: Building Code Revisions

Outside to inside noise reduction (sound attenuation) for dwelling units was an issue of major importance in the earlier Joint Land Use Study. Of particular concern, was the potential negative impact of artillery and aircraft noise on the quality of life for people living near Fort Bragg and Pope Air Force Base. A recommendation was offered to pursue a revision of the North Carolina State Building Code to require additional insulation for homes constructed in noise sensitive areas. However, further study of the issue revealed that such action was unnecessary. With the addition of storm windows / doors (or double paned windows) and fireplace dampers, current insulation requirements are sufficient to reduce the outside to inside noise to acceptable levels.

Recommendations

1. It is recommended that the Fort Bragg / Pope Air Force Base Regional Land Use Advisory Commission adopt a resolution that supports the required installation of storm windows and doors (or double paned windows) on all new homes constructed within the 62+ decibel noise areas surrounding Fort Bragg, Pope Air Force Base, and Camp Mackall.
2. It is recommended that local governments, having jurisdiction in the 62+ decibel noise level areas, adopt ordinances requiring the installation of double paned windows and/or storm windows and doors on all new homes constructed within the noise sensitive areas.

Actions

- During the first half of 2003, the RLUAC should appoint a committee to draft an ordinance, which requires the installation of double paned windows, and/or storm windows and doors on new homes, which are to be, constructed in areas with 62+ decibel noise levels.
- Following the preparation of the above-mentioned ordinance, an official RLUAC representative should begin the process of meeting with each of the local governments in Cumberland, Harnett, Hoke, Moore, Richmond, and Scotland Counties to explain the home improvement recommendation.
- Local governments in the above named counties should adopt and enforce the proposed exterior to interior noise reduction ordinance by the Fall of 2003.

General Recommendation I: Broadcasting, Telecom, and Other Towers

Throughout the Fort Bragg and Pope Air Force Base region numerous broadcasting, telecommunication, and other towers (especially for cell phones) are being constructed. These towers often range in height from 300 feet to over 1000 feet -- the equivalent of a thirty to 100 story office building. The proliferation of these towers creates a potential threat to the safety of aircraft navigation in general, but pose a major hazard for the numerous military training flights, which occur on a daily basis throughout the region. Routine military training exercises require pilots to practice low-level radar evasion tactics at heights ranging from 100 to 500 feet. Clearly the low-level flights are within the height ceilings of many of the towers. The erection of too many towers -- in the wrong locations -- may result in the loss of the meaningful training opportunities for military helicopter and fixed wing aircraft pilots.

Recommendation

To minimize the potential for future air space hazards, it is recommended that local governments in the Fort Bragg / Pope Air Force Base region revise their zoning regulations to limit the construction of additional broadcasting, telecommunication, and other towers to locations that are consistent with military operational patterns.

Actions

- Following acceptance of the recently completed model height and locational guidelines for towers, the RLUAC should formally endorse them by resolution.
- Following the endorsement of the above mentioned model tower guidelines, an official RLUAC representative should begin the process of meeting with each of the local governments within Cumberland, Harnett, Hoke, Moore, Richmond, Sampson and Scotland Counties to encourage their inclusion in local zoning ordinances.

General Recommendation J: Recreational Multi-Use Trail

As parcels of undeveloped property around Fort Bragg and Pope Air Force Base, identified as “critical” in this study, become protected, an impressive buffer of managed natural areas will begin to emerge. Such public lands represent both a significant conservation and recreational opportunity in a rapidly growing urban region that currently lacks both. A truly unique opportunity, which should be studied for its feasibility, is the construction of a major multi-use (horse back riding, bicycling, and hiking) trail. The trail could potentially link parcels of property along Fort Bragg’s southern boundary -- extending from the Fayetteville metro area on the east, through the Sandhills Game Lands, to the Aberdeen/Southern Pines/Pinehurst area on the west. With the addition of interpretive signage (which identifies natural features) and one or two State managed picnic areas and campgrounds, the proposed trail could become a very unique and popular recreational facility for the enjoyment of both the military and civilian populations.

Recommendation

It is recommended that the Fort Bragg / Pope Air Force Base Regional Land Use Advisory Commission examine the feasibility developing a major multi-use recreational trail, which could run through Hoke and Scotland Counties -- extending from Fayetteville, through the Sandhills Game Lands, to Southern Pines.

Actions

- By the middle of 2004, the RLUAC should create a special committee to examine the feasibility of developing a multi-use recreational trail.
- If deemed feasible, the committee should develop a “master plan” for the proposed trail.
- Following completion of a “master plan”, the RLUAC should formally adopt the proposal and recommend its findings to the appropriate State, local government, and military entities.

