

Cumberland County

Military Compatibility Plan

May 2004 (Draft)

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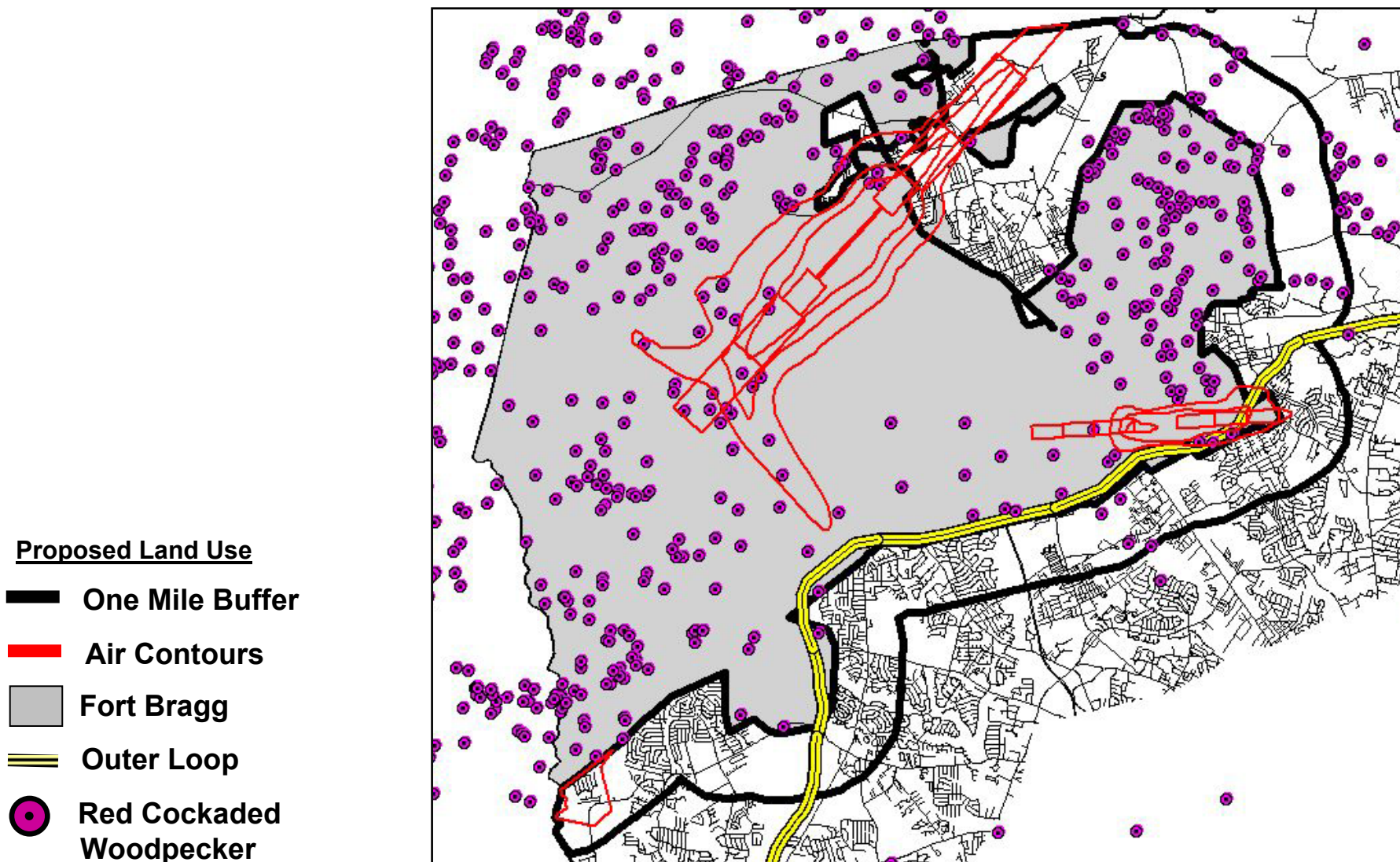
SIX GOALS

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GOALS

- 1. Protect the mission & operational needs of the Military.*
- 2. Provide a simple user friendly Plan.*
- 3. Provide property owners with a # of options to use their land or receive fair compensation.*
- 4. Protect future property owners from known factors that may impact their quality of life (i.e. potential for noise, potential for aircraft crashes, & low flying aircraft by added building code & development standards, noise disclosure statement, and location outside of potential crash zones).*
- 5. Protect endangered species, flora & fauna, and the long leaf pine eco-system.*
- 6. Keep as much property as possible on the County Tax Records.*

Natural & Physical Factors



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Four Land Use Classifications

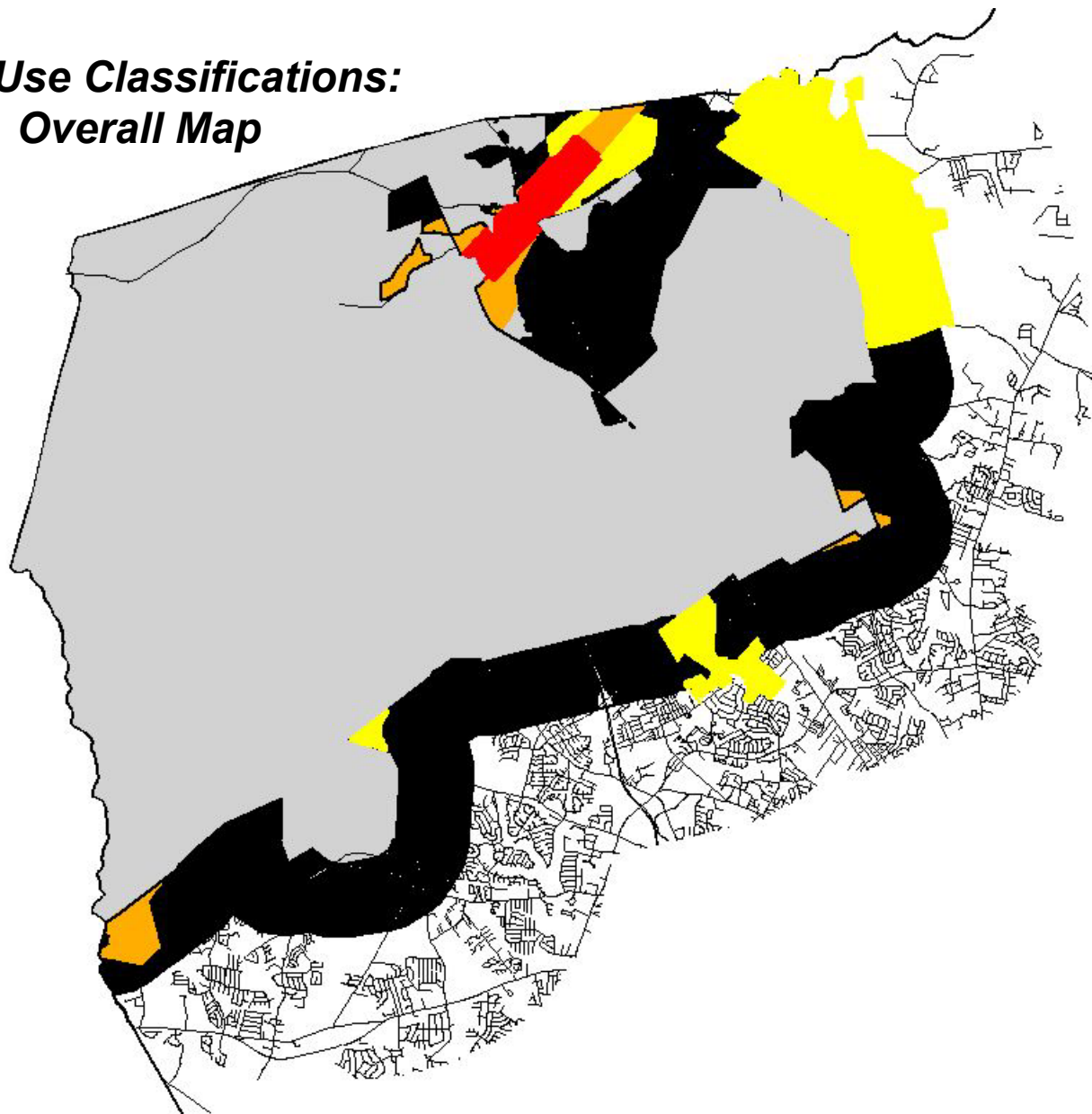
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Land Use Classifications

- 1. Military Mission and Operational Critical Areas***
- 2. Military Noise Critical Areas***
- 3. Important Areas***
- 4. Urban Areas***

Land Use Classifications: Overall Map



Proposed Land Use

-  Critical (Operation & Mission)
-  Critical (Noise)
-  Important
-  Urban

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Military Mission & Operational Critical Areas

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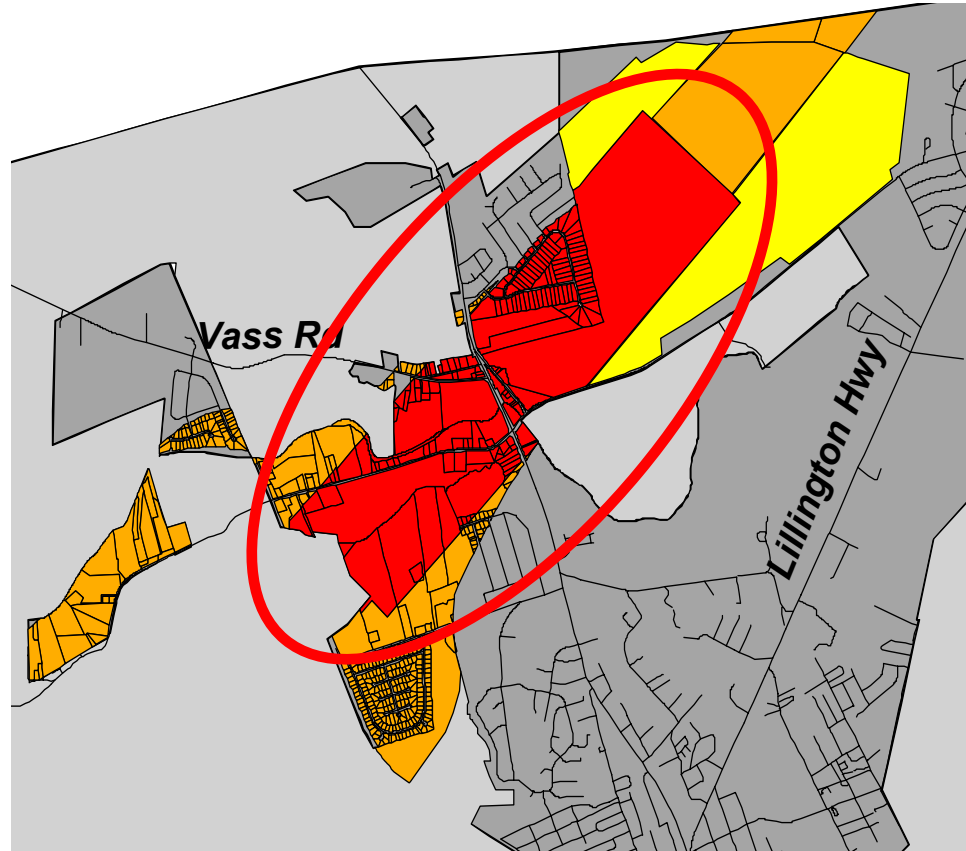
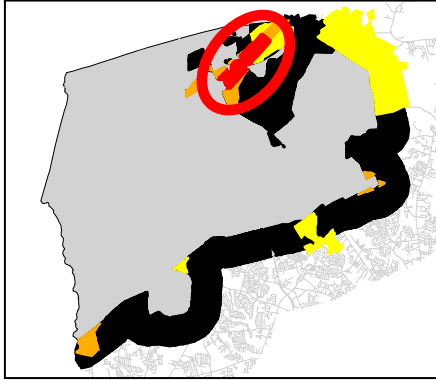


Land Use Classifications: ***Mission & Operational Critical***

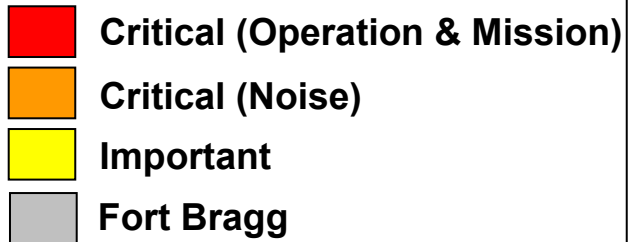
Definition:
Accident Potential Zone

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Mission & Operational Critical



Proposed Land Use



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Recommendations

Mission & Operational Critical

Suggested Guidelines-

- 1. Acquisition- by public or non profit organization***
 - Fee Simple***
 - Conservation Easement***
 - Long-term lease by public or non profit organization***
- 2. Leave natural and take advantage of proposed "County Tax Incentive Program"***
- 3. Develop property with select non-residential uses***
- 4. Disclosure statement required on all deeds and plats***
- 5. Develop in accordance with height restrictions***

Land Use-Agricultural (No large scale swine or poultry operations)
passive parks and recreation, prefer select non- residential uses (no
people intensive, hazardous materials or explosives).

Military Noise Critical Areas

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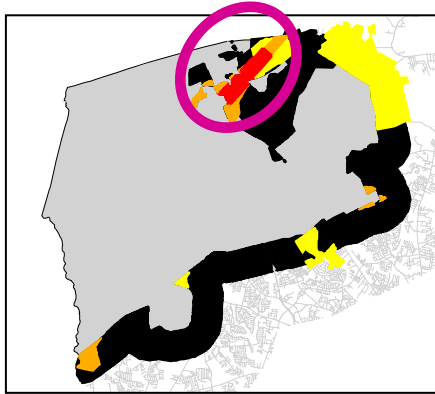


Land Use Classifications: Military Noise Critical Areas

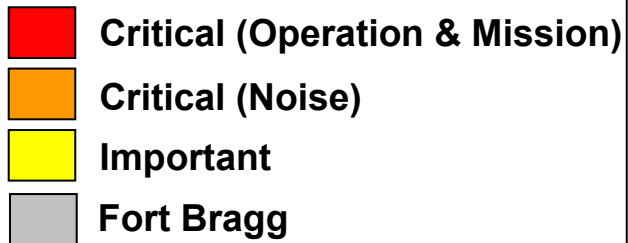
Definition:

Located in 65 decibels or higher noise contour around airports and within the artillery blast area (62 decibels or higher)

Military Noise Critical Areas



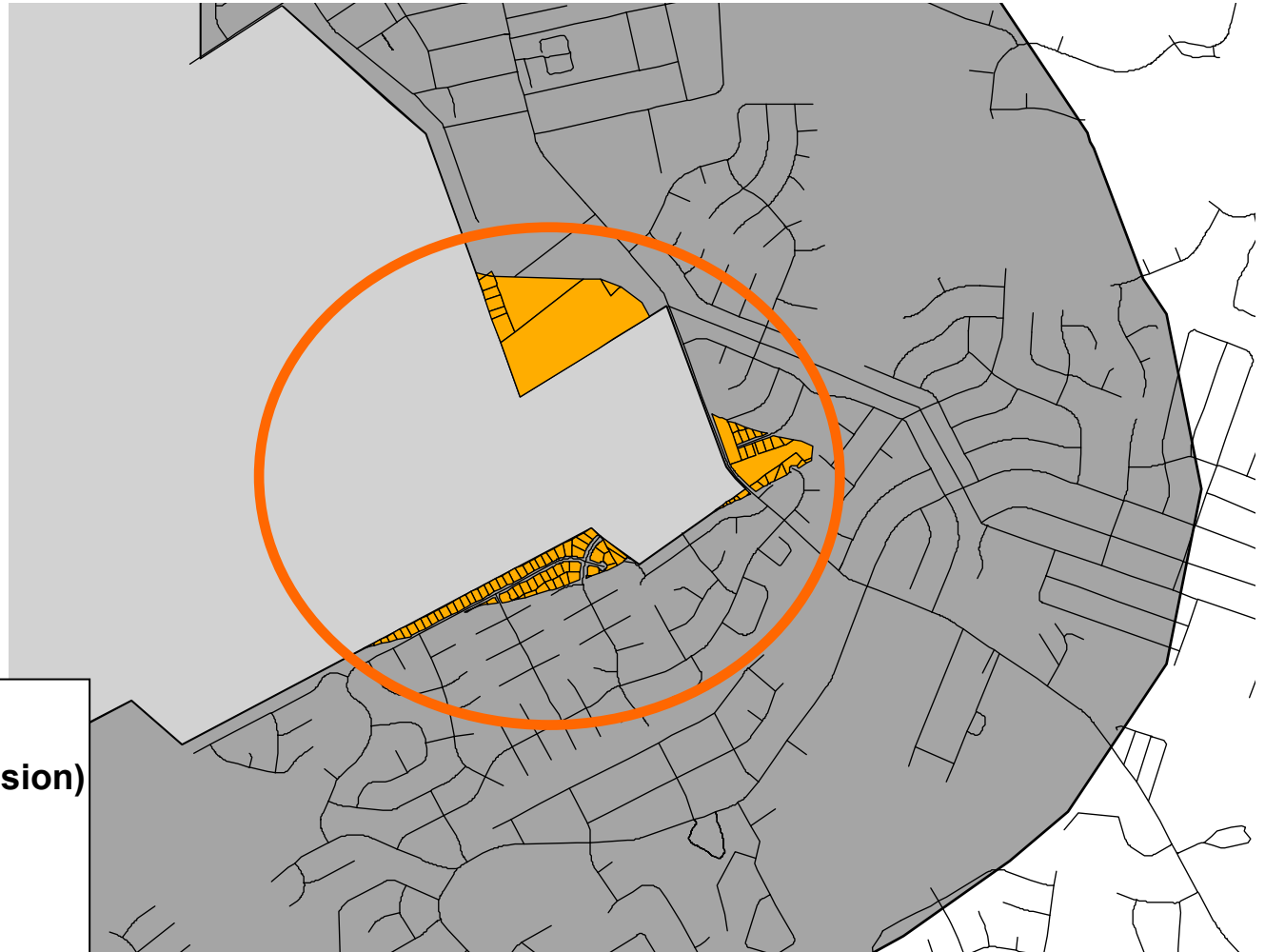
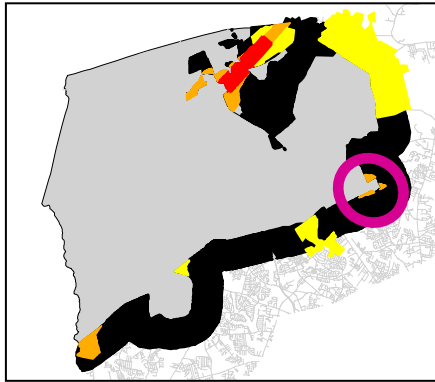
Proposed Land Use







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Military Noise Critical Areas



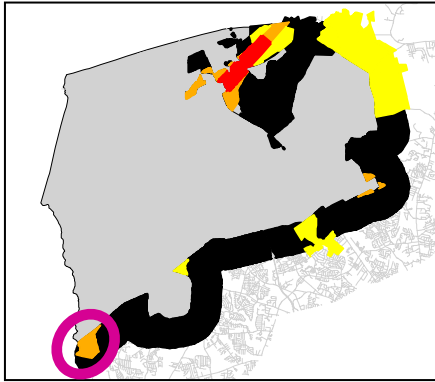
Proposed Land Use

-  Critical (Operation & Mission)
-  Critical (Noise)
-  Important
-  Fort Bragg





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Military Noise Critical Areas



Proposed Land Use

-  Critical (Operation & Mission)
-  Critical (Noise)
-  Important
-  Fort Bragg

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Recommendations: ***Military Noise Critical Areas***

Suggested Guidelines-

- 1. Leave natural and take advantage of proposed “County Tax Incentive Program”***
- 2. Develop residentially at two units per acre and adhere to stricter building code and the reasonable protection of natural vegetative cover.***
- 3. Disclosure statement required on all deeds and plats***
- 4. Develop in accordance with height restrictions***

Land Use- ***Agricultural (No large scale swine or poultry operations), active or passive parks and recreation facilities, prefer select non-residential uses. Suburban residential density with additional building standards.***

Important Areas

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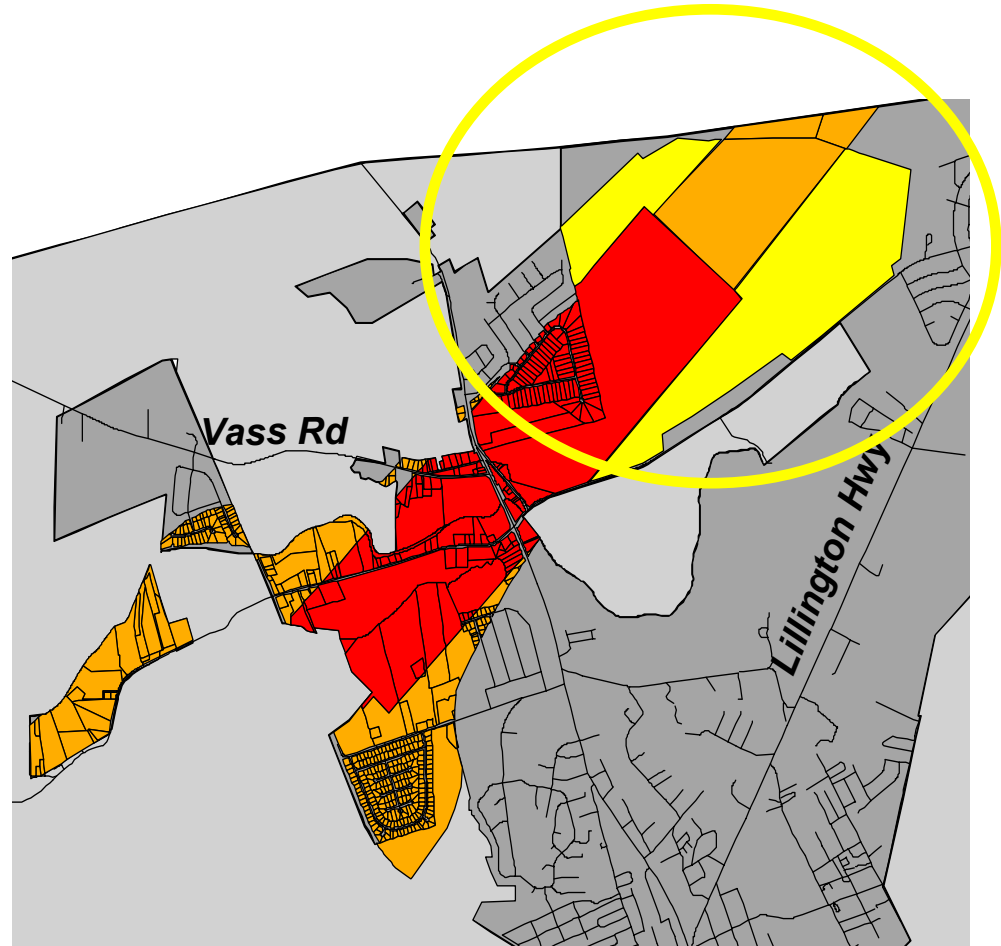
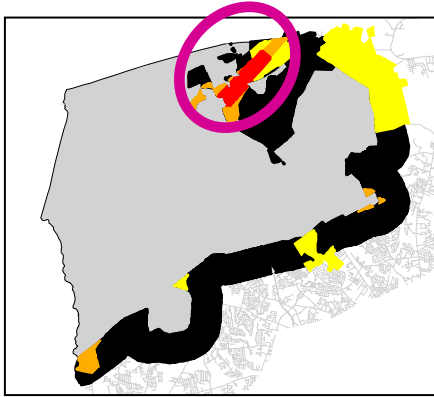


Land Use Classifications: Important Areas





Definition:

Large undeveloped areas important for the protection of the flora and fauna, endangered species, including the Red Cockaded Woodpecker, the long leaf pine eco-system and other environmental concerns that relate to the Military's operational needs.

Important Areas



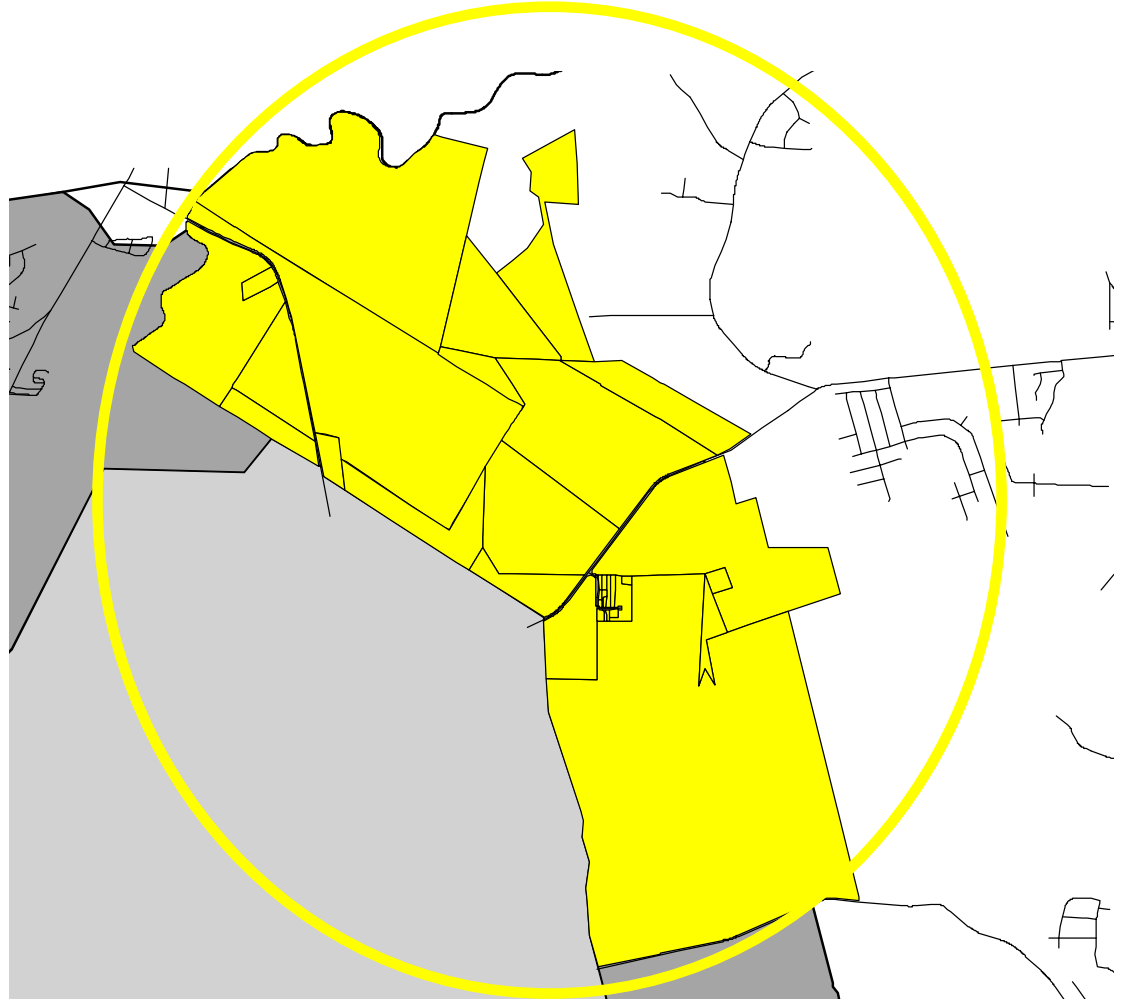
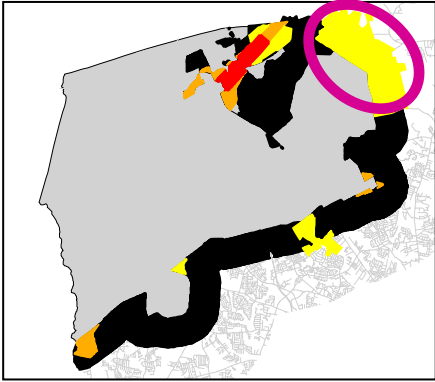
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Important Areas



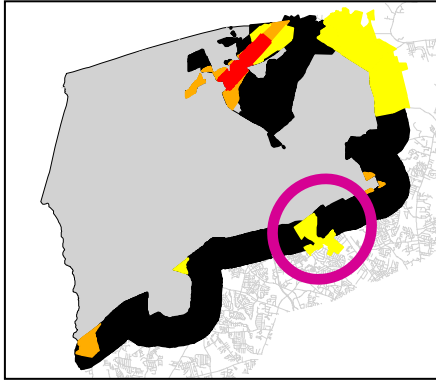
Proposed Land Use

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Important Areas



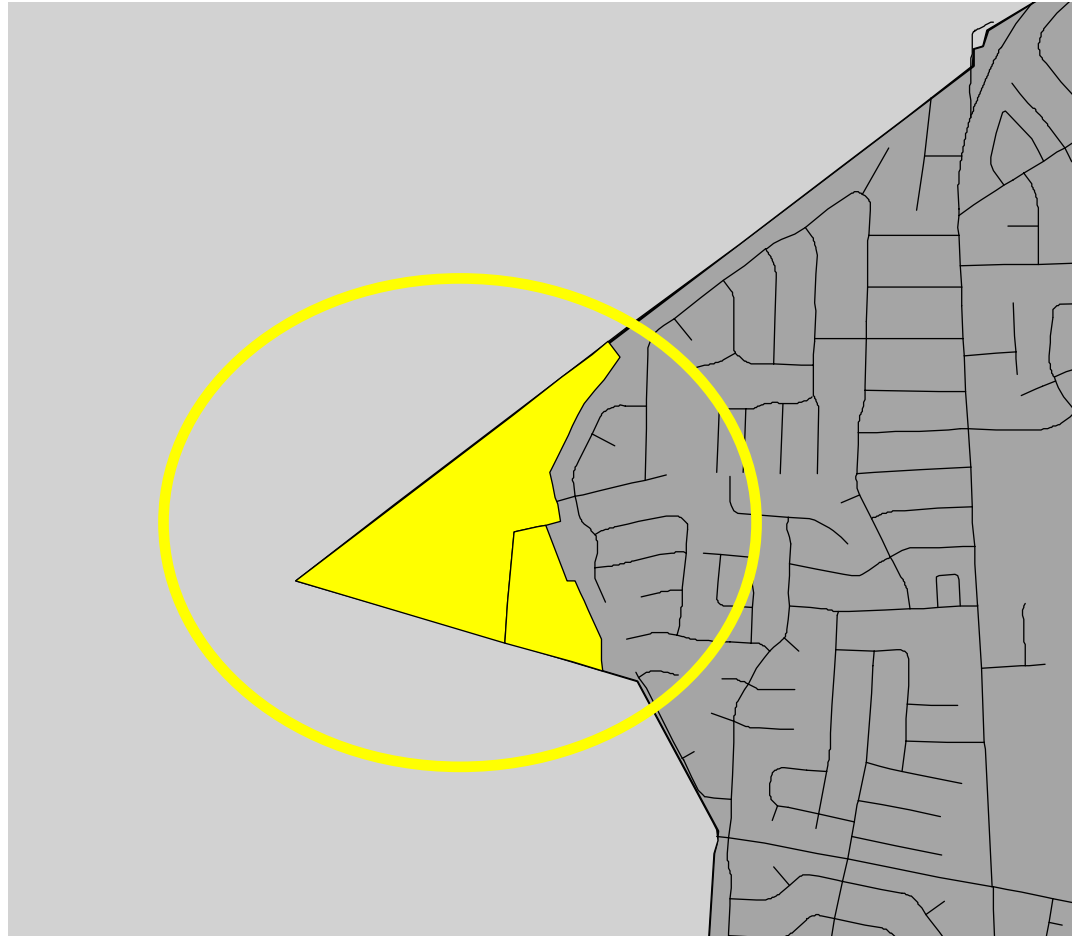
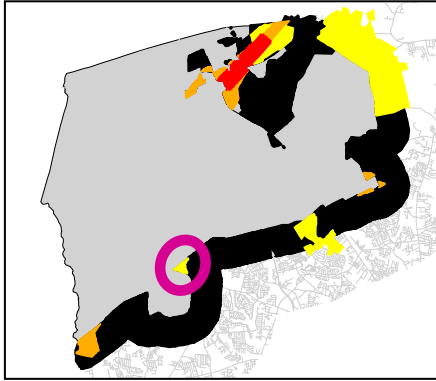
Proposed Land Use

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Important Areas



Proposed Land Use

-  Critical (Operation & Mission)
-  Critical (Noise)
-  Important
-  Fort Bragg

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Recommendations: Important Areas

Suggested Guidelines-

- 1. Acquisition- by public or non profit organization***
 - Fee Simple***
 - Conservation Easement***
 - Long-term lease by public or non profit organization***
- 2. Leave natural and use proposed “County Tax Incentive Program”***
- 3. Develop traditionally***
- 4. Create alternative development to include open space subdivisions***
- 5. Develop in accordance with height restrictions***

Land Use- ***Agricultural (No large scale swine or poultry operations)***
open space, natural areas, passive parks, recreation, open space
subdivisions, & select non-residential uses. (Height restrictions)

Urban Areas

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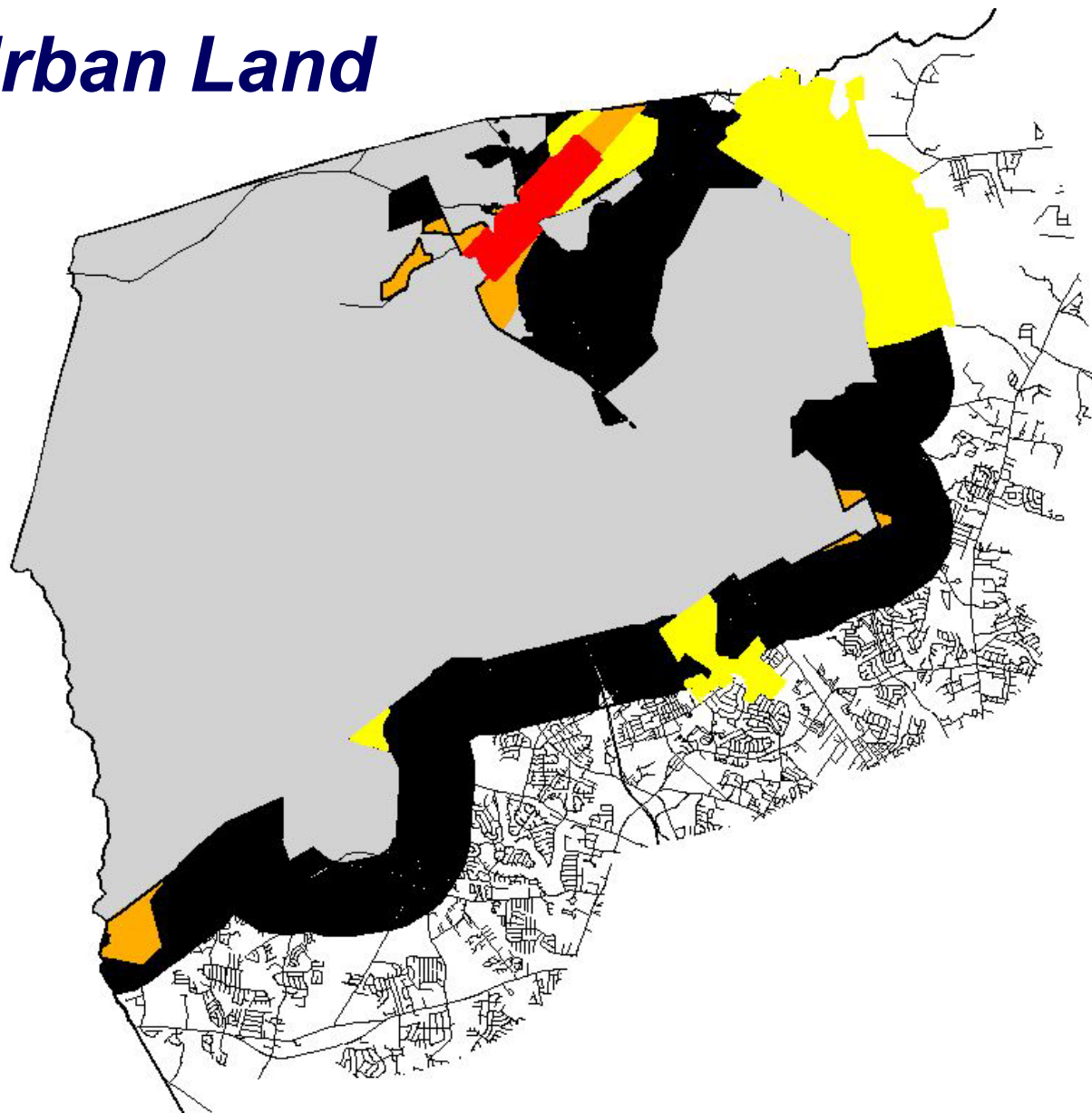


Land Use Classifications: ***Urban Land***





Definition:

Areas located within the one-mile buffer area that is already developed or undeveloped areas experiencing little impact from Military operations.

Urban Land



Proposed Land Use

-  Critical (Operation & Mission)
-  Critical (Noise)
-  Important
-  Urban

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Recommendations

Urban Land

Suggested Guidelines -

- ***Develop with in current zoning or land use plan***
- ***Disclosure statement required on all deeds and plats***
- ***Encourage preservation of natural vegetation***
- ***Provide incentives for open space subdivisions***

Land Use-

- ***Current agricultural uses (no large scale swine or poultry operations) active or passive parks and recreation, and urban development in accordance with current zoning or the land use plans.***