

Naval Construction Battalion Center Gulfport and Special Areas Joint Land Use Study Implementation

Harrison County Military Influence Area Overlay District - NCBC



Prepared by:



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Introduction

The Naval Construction Battalion Center Gulfport and Special Areas Joint Land Use Study (JLUS), adopted in August 2017, was created in order to respond to the growth surrounding the Naval Construction Battalion Center and associated areas that the installation uses within the neighboring counties. The Keesler Air Force Base (AFB) JLUS was also created to respond to growth surrounding Keesler AFB. The JLUS process provides strategies and tools to reduce conflict between a military installation and the surrounding communities to ensure the continued mission of the military installation. The following report summarizes the recommendations regarding the creation of an overlay district for the areas related to the military installations to protect them from land use and compatibility issues.

Land Use Compatibility

Military Installations were traditionally established in rural areas with little development outside the gates. As cities and counties have become more urbanized, development surrounding military installations has blossomed. Siting development near the military installation provided an economic advantage to the community and fulfilled the needs of the military and their dependents in close proximity to where they worked and lived. Without guiding land use controls, growth in close proximity to a military installation can harm its mission by encroaching on the facility leading to reduced or restricted training, altered base missions, and ultimately base closure.

Due to the dynamic nature of military operations and training exercises, many different aspects of development qualify as encroachment. For example, the height of structures, whether they are residential or office high-rise buildings, cell towers, wind towers, or manufacturing plants, can interfere with flight training for military bases. Incompatible uses adjacent to military installations, particularly when located within noise contours or safety zones, include the following:

- Uses that concentrate people into small areas;
- Land Uses that house sensitive populations, such as hospitals, schools, or day cares;
- Uses that attract birds;
- Uses that emit electrical emissions;
- Uses that produce excessive lighting; and
- Uses that releases smoke, dust, steam.

This overlay covers three military installations within Harrison County: NCBC Gulfport, Woolmarket Range, and Keesler AFB.

NCBC is a 1,100-acre facility located within the City of Gulfport in Harrison County. It is bordered on the north, east, and south by the City of Gulfport; to the west by the City of Long Beach; and to the northwest by Harrison County.

Woolmarket Range is a 2,483-acre facility located within Harrison County and the Desoto National Forest. Although geographically separate from NCBC Gulfport, it is responsible for Woolmarket Range's support and maintenance.

Keesler AFB is located in the City of Biloxi and is composed of training, administration, and housing facilities, runway and airfield facilities, the Keesler Medical Center, and Base support and recreation facilities, including a marina and golf course.

The majority of the land around Woolmarket Range is conservation land is not developed. A residential subdivision along with county facilities and a school is located south of Woolmarket Range, across Highway 67. To the southwest and directly adjacent to the Small Arms Range is a private gun club. The current use patterns of conservation, public facilities, low and medium density residential, and commercial are predominately compatible with the training exercises and activities taking place on the base. The majority of off-site impacts generated by the installation are noise from small arms ranges and Counter-Improvised Explosive Device training. In addition, the private gun club allows the firing of larger caliber weapons and could generate more noise than the Small Arms Range. Although there are no specific land uses that could be identified that would be considered detrimental to the installation, there are compatibility concerns with the uses identified above that should be considered with planning for future growth.

The majority of the land within Harrison County surrounding NCBC Gulfport is developed. The current use patterns of agriculture, low and medium density residential, and commercial are predominately compatible with the training exercises and activities taking place on the base. The majority of off-site impacts generated by the installation are noise from heavy equipment training and a small arm (non-live fire) range located on the western side of the Installation. Although there are no specific land uses that could be identified that would be considered detrimental to the base, there are compatibility concerns with the uses identified above that should be considered with planning for future growth.

The land within the overlay district for Keesler AFB within Harrison County is developed with Residential and Commercial uses.

Land Use Compatibility Recommendations

The JLUS developed the following recommendations to help ensure the continued mission of NCBC and Special Areas:

- Develop a business registration program for new businesses within the MIOD regarding frequency spectrum usage
- Establish a Military Influence Overlay Area (MIA) with a Military Influence Overlay District (MIOD).
- Update jurisdictional comprehensive plans to incorporate MIA and MIOD.
- Update jurisdictional zoning regulations to incorporate MIA and MIOD

- (a) The County shall consider the Naval Construction Battalion Center Gulfport input and concerns during its review of planning, regulatory, and development proposals located within the NCBC and Woolmarket MIODs. The County shall assess the compatibility of such planning, regulatory and development proposals as provided in the following criteria:
1. Whether such proposal is compatible with the findings of the NCBC Gulfport + Special Areas Joint Land Use Study (JLUS) approved by Resolution on August 7, 2017.
 2. Whether the mission of the Naval Construction Battalion Center Gulfport or the operation of the Woolmarket Small Arms Range will be adversely affected by the proposal.
 3. Whether such proposal creates any frequency interferences that are incompatible with the frequency spectrum of the Naval Construction Battalion Center Gulfport. To implement this provision, the County shall require that any new telecommunication facility or proposed development that warrants a Federal Communications Commission (FCC) license and are located within the NCBC MIOD or the Woolmarket MIOD submit an application specifically describing any frequency spectrum that is generated or emitted by the proposal to the County Zoning Office as part of the Development Order Application. As part of the review process, the application will be forwarded to the Naval Construction Battalion Center Gulfport Commanding Officer and to the Harrison County Emergency Management Director for review and comment.
- (b) Joint Review. A copy of any proposed map amendments, re-zoning applications, variances, conditional use permits, applications for development orders, and amendments to the County's land development regulations which are proposed in or affect any area found to be in the NCBC MIOD or the Woolmarket MIOD, including the development plan, shall be provided by the County within five (5) business days of a complete submittal to the Naval Construction Battalion Center Gulfport Commanding Officer, who will provide comment(s) to the Zoning Administrator within fifteen (15) business days of receipt.

500.02.08(3)

Development Review. The development review process for the County shall apply to the Keesler MOSAO with the following additions:

- (a) The County shall consider Keesler AFB input and concerns during its review development proposals for structures exceeding 150' located within the Keesler MOSAO. The County shall assess the compatibility of such development proposals as provided in the following criteria:

1. Whether such proposal is compatible with the findings of the Keesler AFB Joint Land Use Study (JLUS) approved by Resolution September 2017.
 2. Whether the mission of Keesler AFB will be adversely affected by the proposal.
 3. Whether such proposal creates a height hazard within Keesler AFB's FAA Part 77 Outer Horizontal Surface. As part of the review process, the application will be forwarded to Keesler AFB for review and comment.
- (b) Joint Review. A copy of any applications for development orders for structures exceeding 150' which are proposed in or affect any area found to be in the Keesler MOSAO, including the development plan, shall be provided to Keesler AFB by the County within five (5) business days of a complete submittal. The Keesler AFB Commander will provide comment(s) to the Zoning Administrator within fifteen (15) business days of receipt.

Noise Notification Requirements

The adopted requirements for the MIOD include written notifications to all development applicants within the 87 dB and 104 dB Peak Noise Contours that the property is potentially subject to military training related noise. In addition, the County will advise the applicants of sound-reduction options available to be implemented to reduce the impacts of the noise. The adopted language is as follows:

- Section 500.02.07(3): **NCBC MIOD.** The NCBC MIOD includes the area located within the 87 dB Peak Noise Contour as shown on 500.02.08A. The geographic location of this district is indicated on the County's official zoning map, having been duly adopted by the County as per the requirements of this zoning ordinance provision.
- (a) The NCBC MIOD contains two noise contours that consist of the 87 dB Peak Noise Contour and the 104 dB Peak Noise Contour as defined in the 2017 Range Compatible Use Zones Study for the Naval Construction Battalion Center Gulfport and depicted on 500.02.08A. The County shall inform all applicants of any proposed map amendment, re-zoning application, variance, conditional use permit, application for development order or proposed development located within the NCBC MIOD Noise Contours that the property is subject to potential military training related noise. The County will provide to the applicant information regarding the Naval Construction Battalion Center Gulfport and 2017 Range Compatible Use Zones Study, along with optional sound-level reduction standards that could be implemented to mitigate or reduce nuisances caused by military training activities within the noise zones.
- (4) **Woolmarket MIOD.** The Woolmarket MIOD includes an area located within ¼ mile of the boundary of the Woolmarket Small Arms Range and the area

encompassed by the 87 dB Peak Noise Contour as shown on 500.02.08B. The geographic location of this district is indicated on the County's official zoning map, having been duly adopted by the County as per the requirements of this zoning ordinance provision.

(a) The Woolmarket MIOD contains four noise contours that extends outside of the Woolmarket Range property boundary and consist of the 87 to 104 dB Peak Noise Contour and the 115 to 130 dB Peak Noise Contour as defined in the 2017 Range Compatible Use Zones Study for the Naval Construction Battalion Center Gulfport and depicted on 500.02.08B. The County shall inform all applicants of any proposed map amendment, rezoning application, variance, conditional use permit, application for development order or proposed development located within the Woolmarket MIOD Noise Contours that the property is subject to potential military training related noise. The County will provide to the applicant information regarding the Woolmarket Range and 2017 Range Compatible Use Zones Study, along with optional sound-level reduction standards that could be implemented to mitigate or reduce nuisances caused by military training activities within the noise zones.

(b) A buffering plan is encouraged for all new development or redevelopment on parcels located immediately adjacent to the Woolmarket Small Arms Range property and share a common property boundary. If proposed, the buffering plan would be jointly reviewed by the County Zoning Administrator and the Naval Construction Battalion Center Gulfport Commanding Officer as part of the Development Review Process.

The buffering plan may consist of visual screening through fences and/or walls that serve several functions including, establishing a setback from the Woolmarket Small Arms Range property line, land use buffering and noise attenuation, privacy, and security. These structures shall be designed to provide a unifying element and to be aesthetically pleasing. The exact design, height, and location shall be determined during the processing of site-specific development plans. Earth berms shall not be allowed as part of the buffering plan.

Appendix A

Overlay District

Article V – Special Use and Overlay Districts

500.02.07 Naval Construction Battalion Center and Woolmarket Military Influence Overlay Districts.

- (1) **Purpose.** The Naval Construction Battalion Center Military Influence Overlay District (NCBC MIOD) and the Woolmarket Military Influence Overlay District (Woolmarket MIOD) are hereby created with the following purpose: to ensure that the continually changing mission of the Naval Construction Battalion Center Gulfport and associated special training areas are facilitated to the greatest extent possible. The County shall support the Naval Construction Battalion Center Gulfport so that the installation remains viable and able to complete its mission. The NCBC MIOD and the Woolmarket MIOD shall serve as overlay districts that identifies properties that may be affected by military training and applies additional standards and requirements to those properties in order to encourage compatible land use patterns, protect the public health, safety and welfare, and to help prevent encroachment from incompatible development. In the case of conflicting standards and requirements, the more stringent standards and requirements shall apply.
- (2) **Development Review.** The development review process for the County shall apply to the NCBC MIOD and the Woolmarket MIOD, with the following additions:
 - (a) The County shall consider the Naval Construction Battalion Center Gulfport input and concerns during its review of planning, regulatory, and development proposals located within the NCBC and Woolmarket MIODs. The County shall assess the compatibility of such planning, regulatory and development proposals as provided in the following criteria:
 1. Whether such proposal is compatible with the findings of the NCBC Gulfport + Special Areas Joint Land Use Study (JLUS) approved by Resolution on August 7, 2017.
 2. Whether the mission of the Naval Construction Battalion Center Gulfport or the operation of the Woolmarket Small Arms Range will be adversely affected by the proposal.
 3. Whether such proposal creates any frequency interferences that are incompatible with the frequency spectrum of the Naval Construction Battalion Center Gulfport. To implement this provision, the County shall require that any new telecommunication facility or proposed development that warrants a Federal Communications Commission (FCC) license and are located within the NCBC MIOD or the Woolmarket MIOD submit an application specifically describing any frequency spectrum that is generated or emitted by the proposal to the County Zoning Office as part of the Development Order Application. As part of the review process, the application will be forwarded to the Naval Construction Battalion Center Gulfport Commanding Officer and to the Harrison County Emergency Management Director for review and comment.
 - (b) **Joint Review.** A copy of any proposed map amendments, re-zoning applications, variances, conditional use permits, applications for development orders, and amendments to the County's land development regulations which are proposed in or

affect any area found to be in the NCBC MIOD or the Woolmarket MIOD, including the development plan, shall be provided by the County within five (5) business days of a complete submittal to the Naval Construction Battalion Center Gulfport Commanding Officer, who will provide comment(s) to the Zoning Administrator within fifteen (15) business days of receipt.

- (3) **NCBC MIOD.** The NCBC MIOD includes the area located within the 87 dB Peak Noise Contour as shown on 500.02.08A. The geographic location of this district is indicated on the County's official zoning map, having been duly adopted by the County as per the requirements of this zoning ordinance provision.
 - (a) The NCBC MIOD contains two noise contours that consist of the 87 dB Peak Noise Contour and the 104 dB Peak Noise Contour as defined in the 2017 Range Compatible Use Zones Study for the Naval Construction Battalion Center Gulfport and depicted on 500.02.08A. The County shall inform all applicants of any proposed map amendment, re-zoning application, variance, conditional use permit, application for development order or proposed development located within the NCBC MIOD Noise Contours that the property is subject to potential military training related noise. The County will provide to the applicant information regarding the Naval Construction Battalion Center Gulfport and 2017 Range Compatible Use Zones Study, along with optional sound-level reduction standards that could be implemented to mitigate or reduce nuisances caused by military training activities within the noise zones.

- (4) **Woolmarket MIOD.** The Woolmarket MIOD includes an area located within ¼ mile of the boundary of the Woolmarket Small Arms Range and the area encompassed by the 87 dB Peak Noise Contour as shown on 500.02.08B. The geographic location of this district is indicated on the County's official zoning map, having been duly adopted by the County as per the requirements of this zoning ordinance provision.
 - (a) The Woolmarket MIOD contains four noise contours that extends outside of the Woolmarket Range property boundary and consist of the 87 to 104 dB Peak Noise Contour and the 115 to 130 dB Peak Noise Contour as defined in the 2017 Range Compatible Use Zones Study for the Naval Construction Battalion Center Gulfport and depicted on 500.02.08B. The County shall inform all applicants of any proposed map amendment, re-zoning application, variance, conditional use permit, application for development order or proposed development located within the Woolmarket MIOD Noise Contours that the property is subject to potential military training related noise. The County will provide to the applicant information regarding the Woolmarket Range and 2017 Range Compatible Use Zones Study, along with optional sound-level reduction standards that could be implemented to mitigate or reduce nuisances caused by military training activities within the noise zones.
 - (b) A buffering plan is encouraged for all new development or redevelopment on parcels located immediately adjacent to the Woolmarket Small Arms Range property and share a common property boundary. If proposed, the buffering plan would be jointly reviewed

by the County Zoning Administrator and the Naval Construction Battalion Center Gulfport Commanding Officer as part of the Development Review Process.

The buffering plan may consist of visual screening through fences and/or walls that serve several functions including, establishing a setback from the Woolmarket Small Arms Range property line, land use buffering and noise attenuation, privacy, and security. These structures shall be designed to provide a unifying element and to be aesthetically pleasing. The exact design, height, and location shall be determined during the processing of site-specific development plans. Earth berms shall not be allowed as part of the buffering plan.

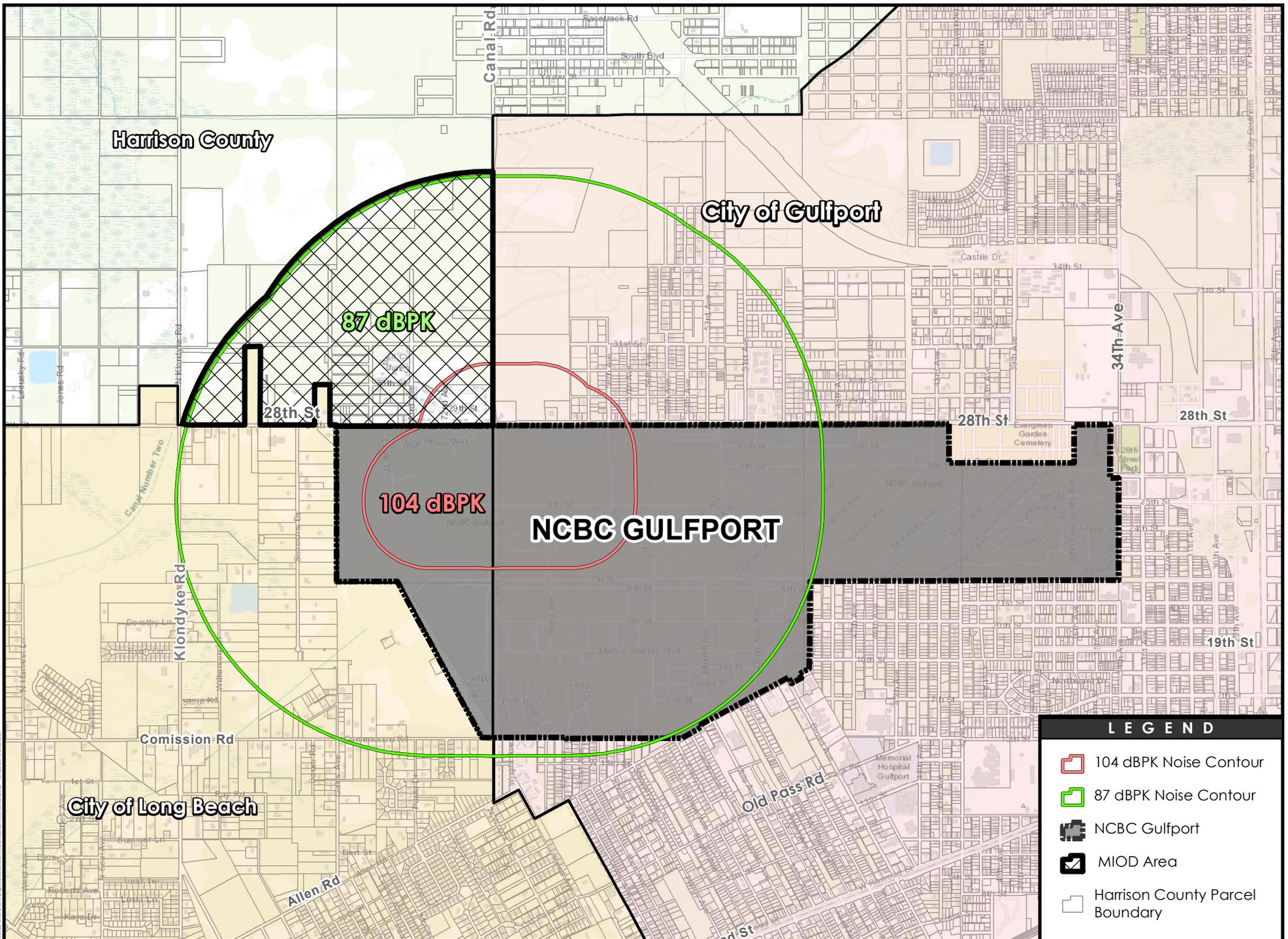
500.02.08 Keesler AFB Military Operations Surface Area Overlay District.

- (1) **Keesler MOSAO Established.** The Keesler MOSAO includes the area located within the FAA Part 77 Outer Horizontal Surface for Keesler AFB as shown on 500.02.09C. The geographic location of this district is indicated on the County's official zoning map, having been duly adopted by the County as per the requirements of this zoning ordinance provision.
- (2) **Purpose.** The Keesler AFB Military Operations Surface Overlay (Keesler MOSAO) is hereby created with the following purpose: to ensure that the continually changing mission of Keesler AFB is facilitated to the greatest extent possible. The County shall support the Installation so that it remains viable and able to complete its mission. The Keesler MOSAO shall serve as an overlay district that identifies properties that may be affected by military training and on which the height of structures should be restricted to ensure the safe operations of military aircraft. In the case of conflicting standards and requirements, the more stringent standards and requirements shall apply.
- (3) **Development Review.** The development review process for the County shall apply to the Keesler MOSAO with the following additions:
 - (a) The County shall consider Keesler AFB input and concerns during its review development proposals for structures exceeding 150' located within the Keesler MOSAO. The County shall assess the compatibility of such development proposals as provided in the following criteria:
 1. Whether such proposal is compatible with the findings of the Keesler AFB Joint Land Use Study (JLUS) approved by Resolution September 2017.
 2. Whether the mission of Keesler AFB will be adversely affected by the proposal.
 3. Whether such proposal creates a height hazard within Keesler AFB's FAA Part 77 Outer Horizontal Surface. As part of the review process, the application will be forwarded to Keesler AFB for review and comment.
 - (b) Joint Review. A copy of any applications for development orders for structures exceeding 150' which are proposed in or affect any area found to be in the Keesler MOSAO, including the development plan, shall be provided to Keesler AFB by the County within five (5)

business days of a complete submittal. The Keesler AFB Commander will provide comment(s) to the Zoning Administrator within fifteen (15) business days of receipt.

Appendix B

Map



LEGEND

-  104 dBPK Noise Contour
-  87 dBPK Noise Contour
-  NCBC Gulfport
-  MIOD Area
-  Harrison County Parcel Boundary

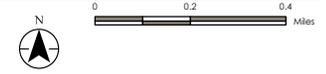


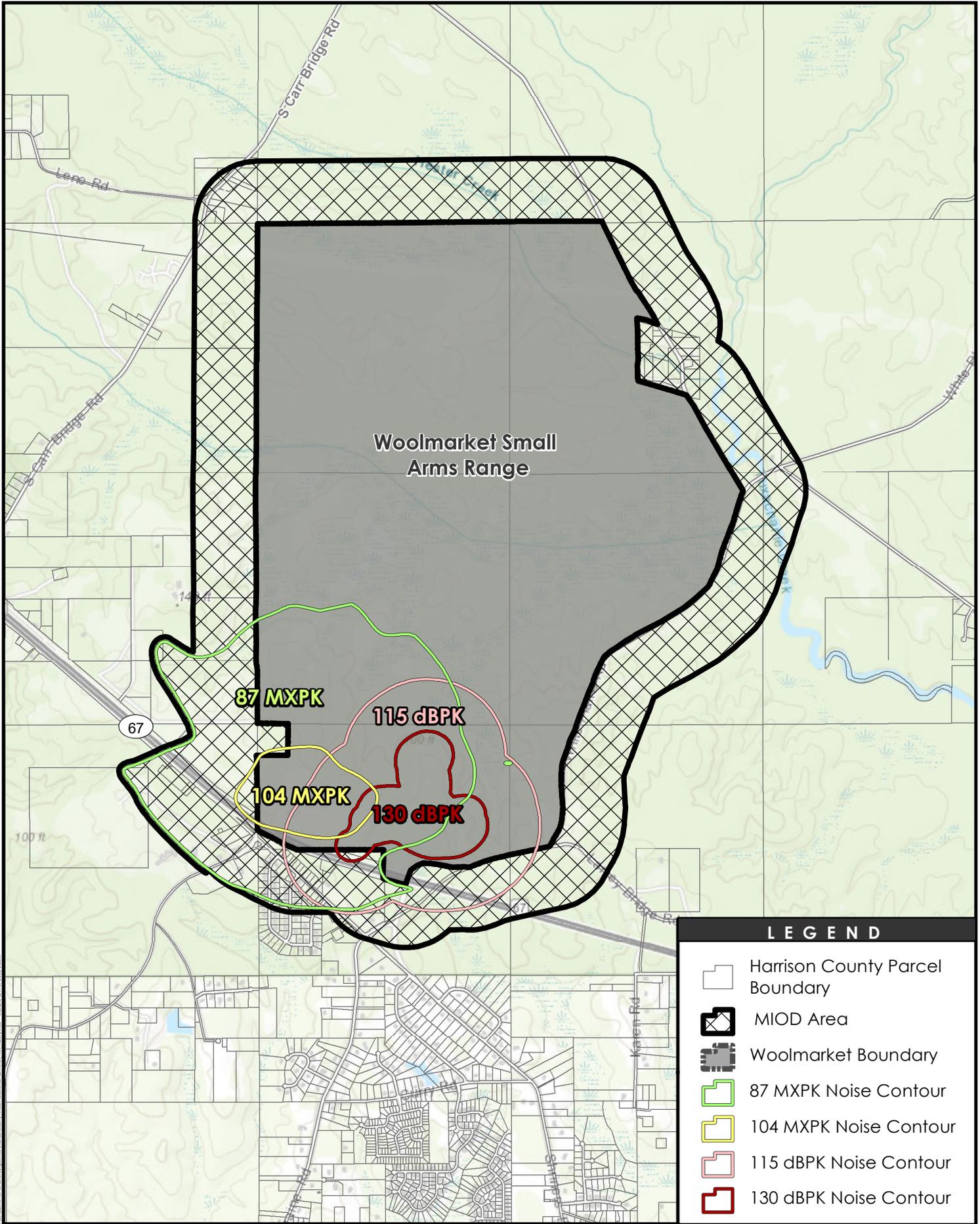
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**Harrison County Naval Construction Battalion Center
Military Influence Overlay District (NCBC MIOD)**

September 2019

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Woolmarket Small Arms Range

87 MXPk

115 dBPK

104 MXPk

130 dBPK

LEGEND

-  Harrison County Parcel Boundary
-  MIOD Area
-  Woolmarket Boundary
-  87 MXPk Noise Contour
-  104 MXPk Noise Contour
-  115 dBPK Noise Contour
-  130 dBPK Noise Contour



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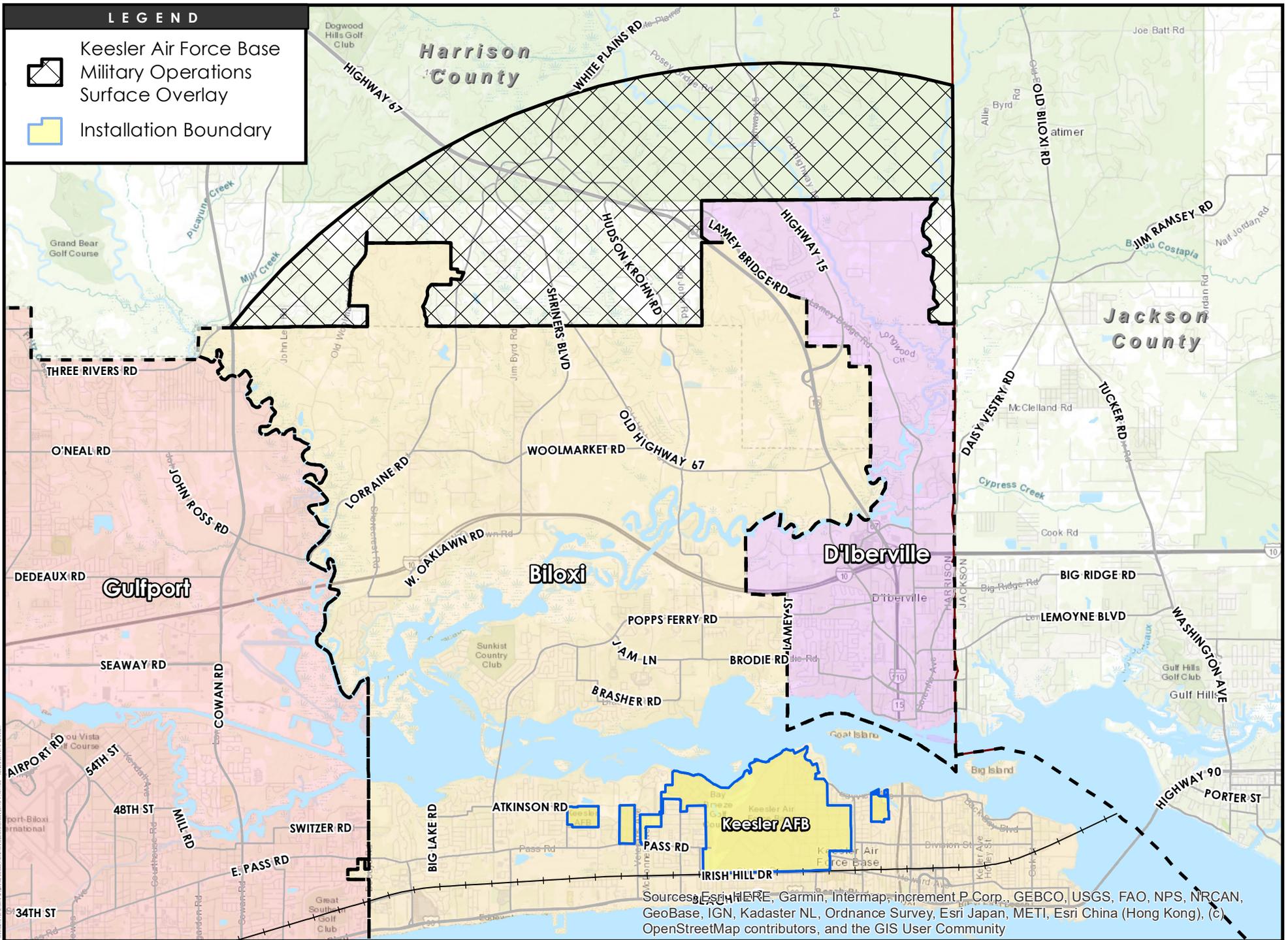
Woolmarket Range Military Influence Overlay District (WMR MIOD)

September 2019

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LEGEND

-  Keesler Air Force Base
-  Military Operations Surface Overlay
-  Installation Boundary



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community

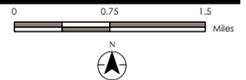


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Harrison County - Keesler Air Force Base Military Operations Surface Overlay

September 2019

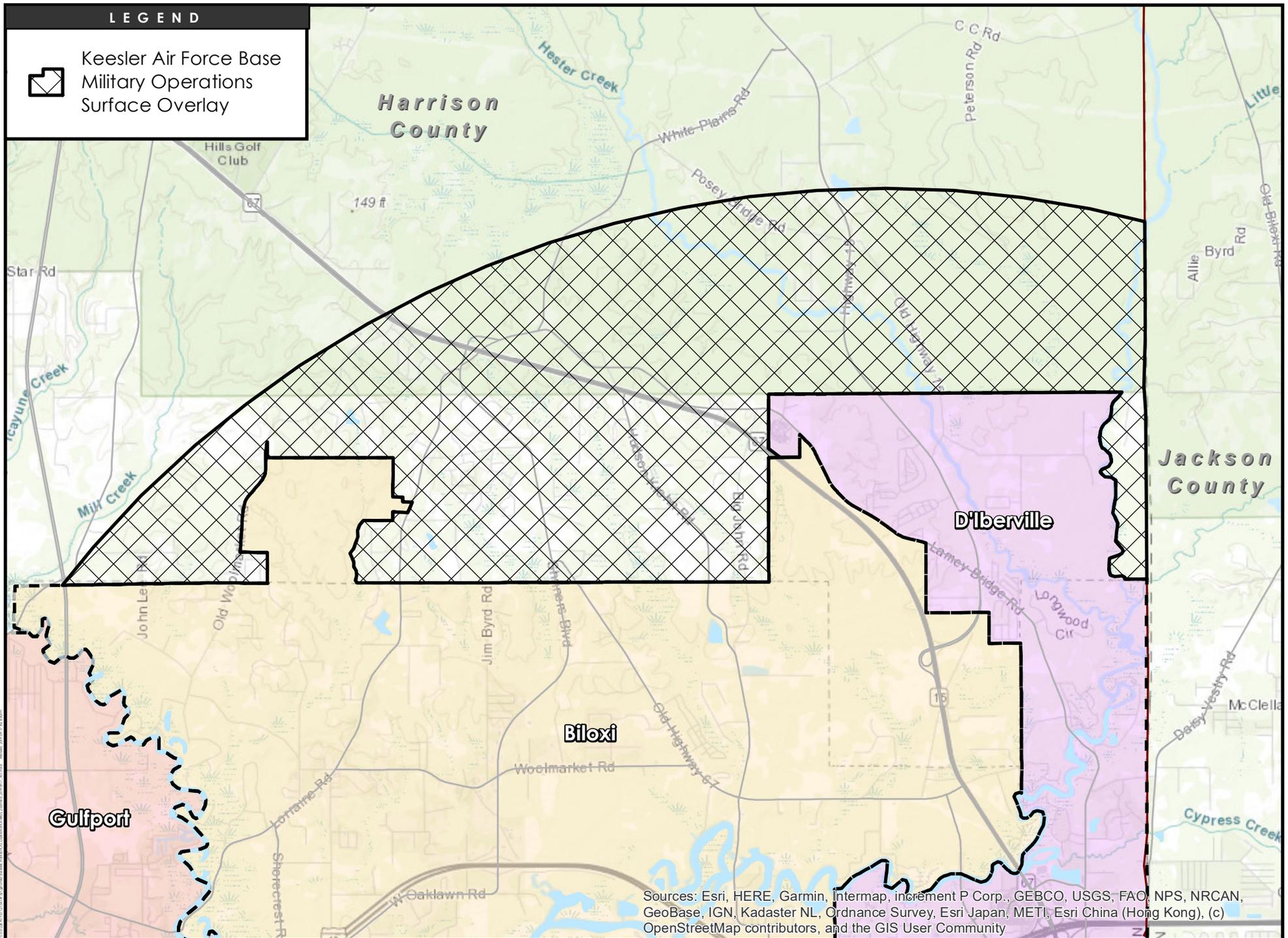
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LEGEND



Keesler Air Force Base
Military Operations
Surface Overlay



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



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Harrison County - Keesler Air Force Base Military Operations Surface Overlay

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September 2019

