



SOUTH CAROLINA  
AERONAUTICS

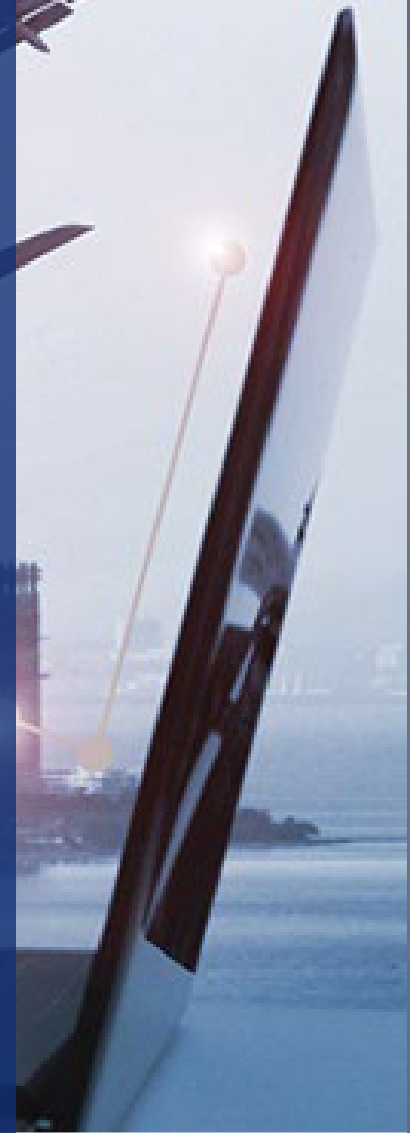
 **WK  
DICKSON**

AN  **ARDURRA** COMPANY

# Are You Protecting Your Airport's Airspace and Land Use Compatibility?

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*October 23, 2024*





**Joseph Barkevich, AICP**  
Sr. Project Manager  
**WK Dickson, & Co., Inc.**



**Gary Siegfried, PE**  
Executive Director  
**South Carolina Aeronautics  
Commission**



**Brianna Barrineau, AICP**  
Aviation Planner  
**WK Dickson, & Co., Inc.**





SOUTH CAROLINA  
AERONAUTICS

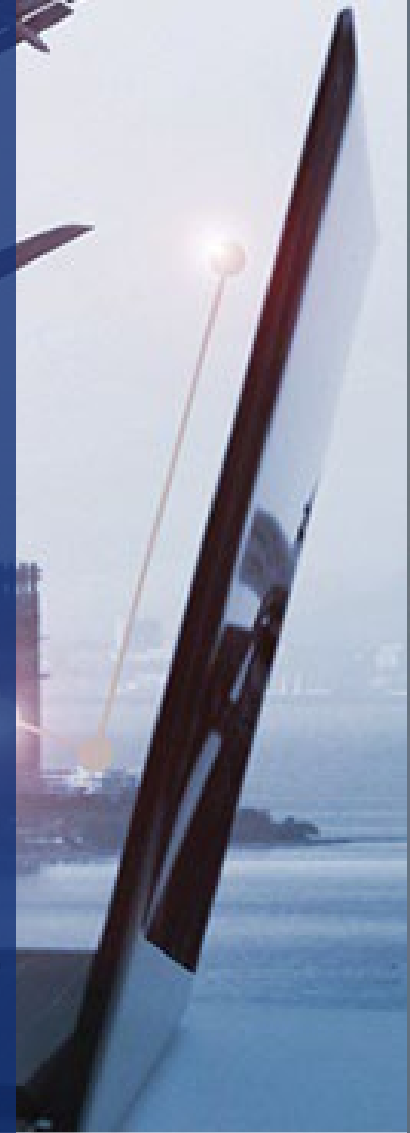
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DICKSON**

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# Are You Protecting Your Airport's Airspace and Land Use Compatibility?

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*October 23, 2024*



# Airport Airspace Protection

83%

# Airport Land Use Compatibility

36%

# Agenda

- Review of FAA Airspace Protection Regulations
  - Airspace Protection Analysis
  - Dealing with Airspace Limitations
- 
- Review of Land Use Compatibility
  - Land Use Guidance
  - Dealing with Land Use – Airport Overlay District Ordinance Structure



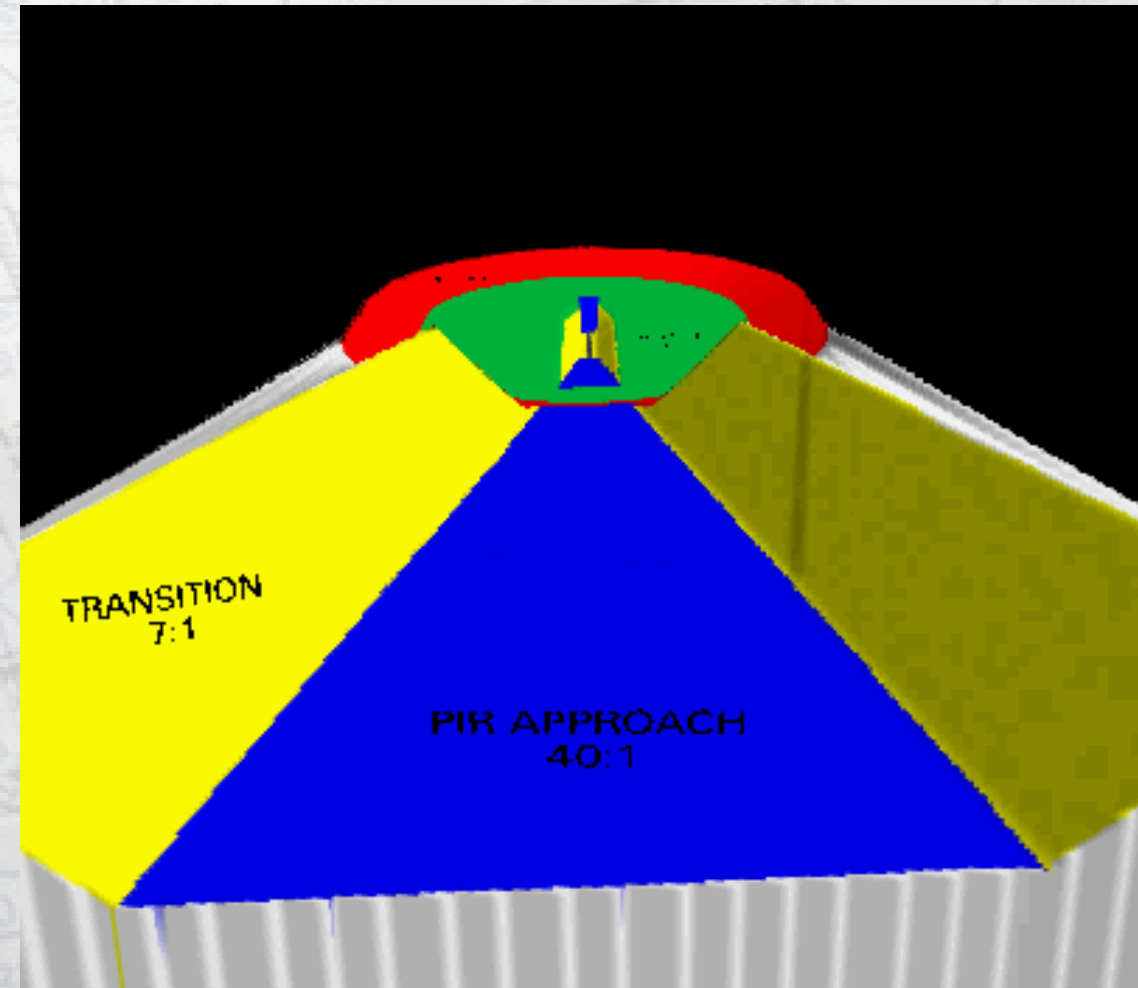
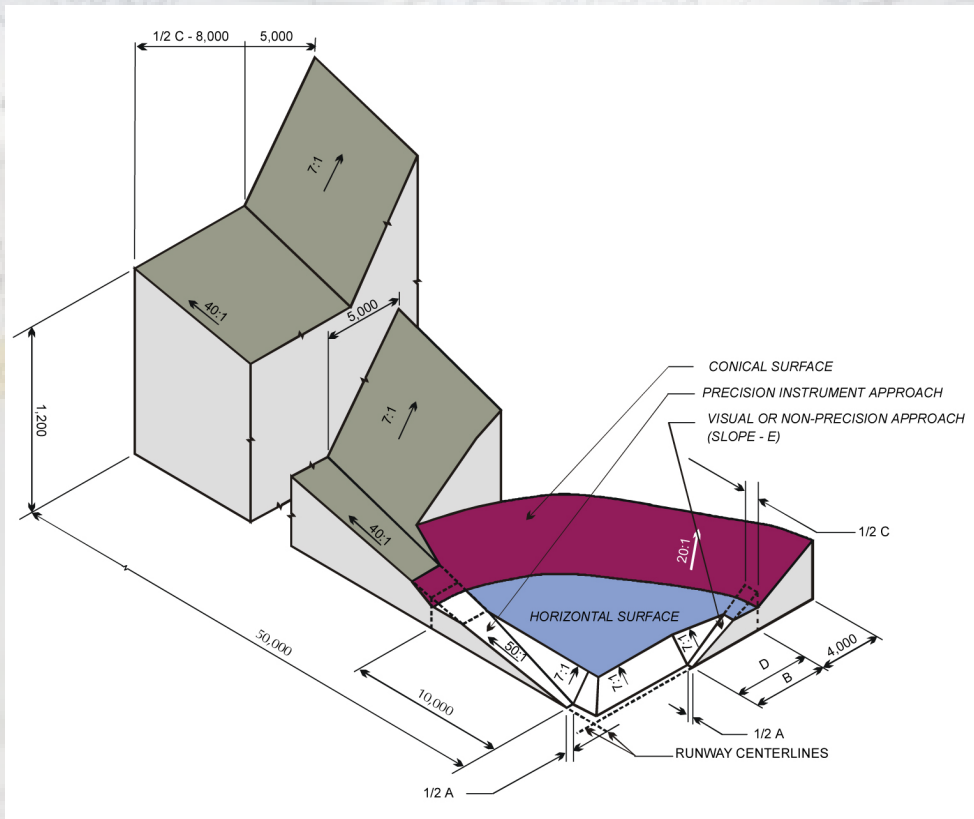
# Review of Airspace Protection Regulations

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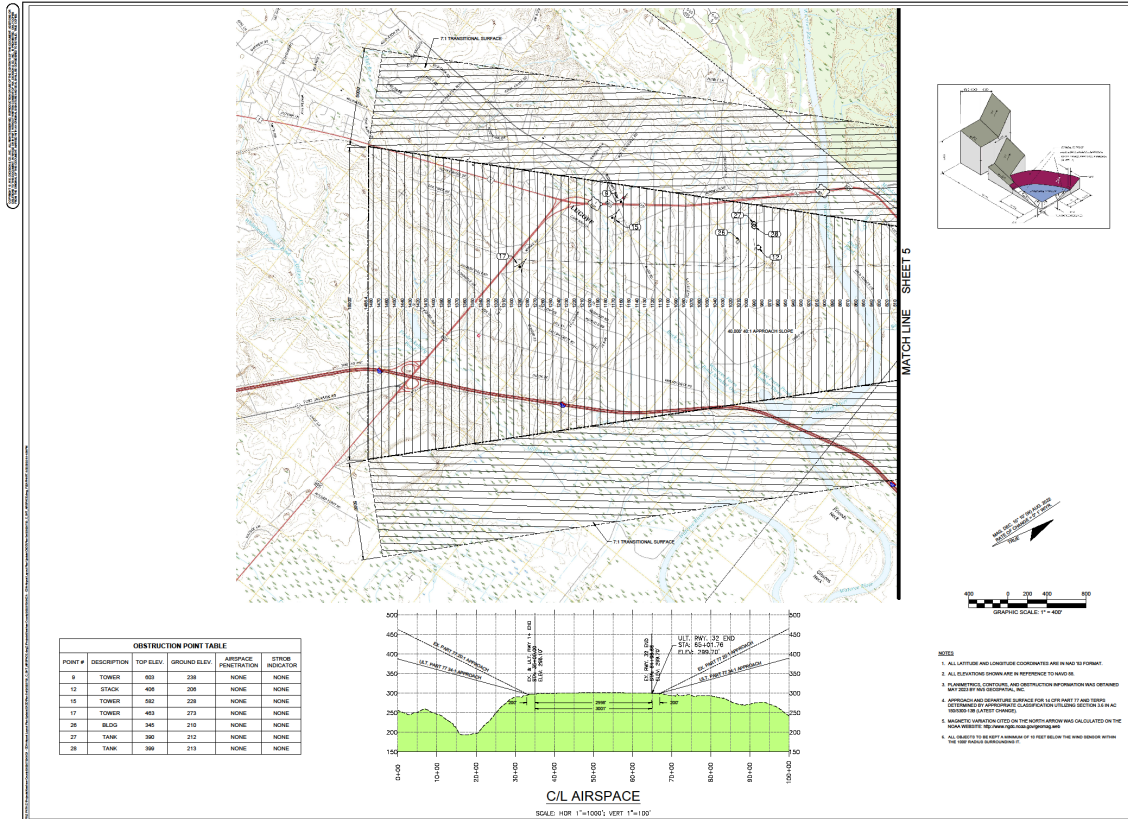


# Code of Federal Regulations (CFR) Title 14 Part 77

- Known as FAA Part 77 Airspace Protection Regulations
- Enacted in 1965



# FAA (FAR) Part 77



**DW DICKSON**  
100 MAIN STREET  
CAMDEN, SC 29202  
803.736.2333  
WWW.DWICKSON.COM

PROJECT NAME: **KERSHAW COUNTY AIRPORT (CDN) AIRPORT LAYOUT PLAN**  
DRAWING TITLE: **AIRSPACE PLAN 2**

PLANNING DOCUMENT - DRAFT

REVISED RECORD

NO. DATE DESCRIPTION

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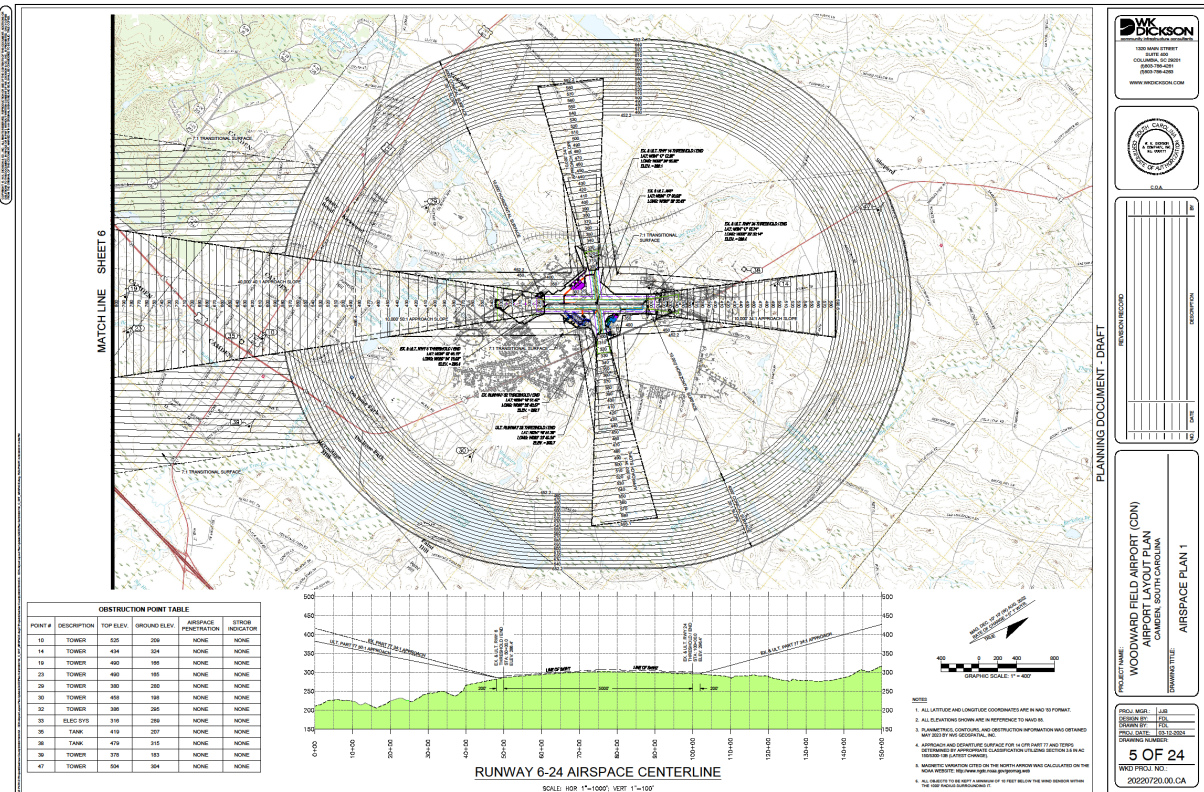
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# Kershaw Co. – Woodward Field Airport (CDN)

**DW DICKSON**  
100 MAIN STREET  
CAMDEN, SC 29202  
803.736.2333  
WWW.DWICKSON.COM

PROJECT NAME: **KERSHAW COUNTY AIRPORT (CDN) AIRPORT LAYOUT PLAN**  
DRAWING TITLE: **AIRSPACE PLAN 1**

PLANNING DOCUMENT - DRAFT

REVISED RECORD

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# Airspace Protection Analysis

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# FAA Part 77 Airspace Protection Analysis

- If development occurs on or around an airport filing of 7460-1 is required
    - Rule of thumb – anything being developed within 100:1 surface around an airport airfield AOA
  - Ruling for filing enacted in 2010
  - FAA analyzes internally for a finding of “Hazard” or “No Hazard” Determination
    - Up to Airport and Community to mitigate or allow the development
- 
- If the development moves forward as a “Hazard” FAA/SCAC will enforce reduced approach minimums (reducing the time an airport can operate based on weather conditions)
  - Violation of FAA grant assurances meaning FAA could *reduce* or stop funding airport

# FAA Part 77 Airspace Protection Analysis

- FAA Grant Assurances – 39 of them in total. This is number 20:

## 20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

# FAA Part 77 Airspace Protection Analysis

- Most communities have ordinance documents protecting airspace around their airport **Approximately 83% have them**
- Some are out of date or inefficient
- SC Aeronautics Commission has a tool to help – CLUE Tool

<https://aeronautics.sc.gov/clue-tool-and-development-near-south-carolina-airport>

*Note: Tool will be updated soon, but will always be available to you.*



# Dealing With Airspace Limitations

---




# Airspace Protection Ordinance

Two Parts:

1. Ordinance Language
2. Reference Exhibit

Key Efficiencies:

1. **Set language for Part 77 descriptions so you never have to change text**
2. **Adopt reference map with changes (typically every 10-15 years)**

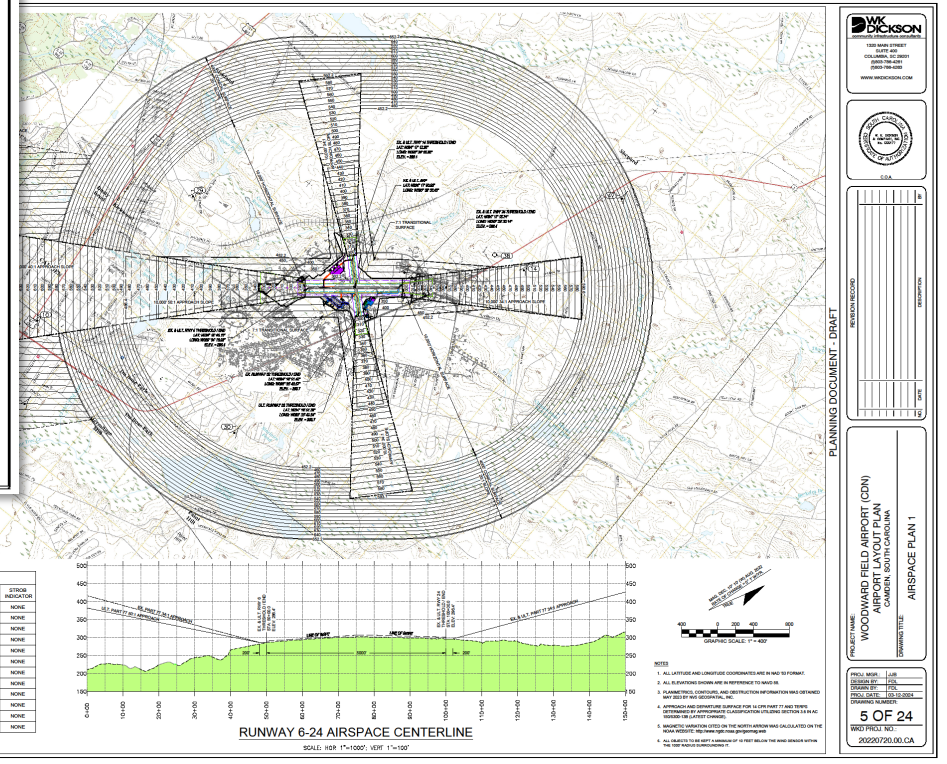
  
**Kershaw County,**  
**South Carolina Unified Code**  
**of**  
**ZONING AND**  
**LAND DEVELOPMENT**  
**REGULATIONS**

Approved by the Kershaw County Council  
 February 23, 2010  
 As Amended October 25, 2016

ZLDR Amendments created after October 2016 - updated as of June 2024  
 Solar Farm Regulations  
 Accessory Structures  
 Right of Appeal  
 Residential Density  
 Manufactured Home Park Density  
 Conservation Design Removal  
 Triplex and Quadruplex  
 RV Park Maximum Time of Stay and Procedures for Operators to Maintain Guest Registries  
 Clarity to Distinction in Maximum Allowed Residential Dwelling Densities between Single Family and Multi Family Development  
 Update and Clarify Road Design Standards  
 Amending Detached Residential Single Family Lot Size & 10% Multifamily Cap in Major Subdivisions  
 Establishing Gun Club and Skeet Shooting Ranges as a Permitted Use in the B-2, RD-1, RD-2, and MRD-1 Zoning Districts

**OBSTRUCTION POINT TABLE**

POINT #	DESCRIPTION	TOP ELEV.	GROUND ELEV.	HEIGHT/ PENETRATION	STATUS INDICATOR
10	TOWER	558	208	NONE	NONE
14	TOWER	451	52	NONE	NONE
18	TOWER	482	168	NONE	NONE
23	TOWER	482	168	NONE	NONE
29	TOWER	382	200	NONE	NONE
30	TOWER	418	168	NONE	NONE
32	TOWER	388	205	NONE	NONE
33	BLDG. ELEV.	215	200	NONE	NONE
35	TANK	415	207	NONE	NONE
36	TANK	475	315	NONE	NONE
38	TOWER	293	163	NONE	NONE
47	TOWER	524	304	NONE	NONE



# Review of Land Use Compatibility

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# Airport Land Use Compatibility – What is it?

Building upon the presentation at SCAPA last fall by Gary:

**Obstructions**



**Noise**



**Encroaching  
Development**



**Wildlife**



# Airport Land Use Compatibility

“Airport compatible land uses are defined as those uses that can coexist with a nearby airport without either constraining the safe and efficient operation of the airport or exposing people living or working nearby to unacceptable levels of noise or hazards.” - American Planning Association



# Airport Land Use Compatibility

FAA grant assurance number 21:

## 21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

# Land Use Guidance

---



# Airport Land Use Compatibility Guidance

## Some documents to help:



- FAA AC 150/5020-1, Noise Control and Compatibility Planning for Airports, published originally in August 1983
- FAA AC 150/5190-4, A Model Zoning Ordinance to Limit Height of Objects around Airports, published in December 1987
- FAA AC 150/5190-4B Airport Land Use Compatibility Planning
- FAA AC 150/5200-33C - Hazardous Wildlife Attractants on or near Airports
- FAA Order 5190.6B - Airport Compliance Manual
- ACRP Report 27 – Enhancing Compatible Land Use Around Airports

**\*\* Lots of reference documents but what it boils down to is your Ordinance! \*\***

# Airport Land Use Compatibility Guidance

- Many SC communities DO NOT have ordinance documents protecting land use compatibility around their airports **Approximately 36% have them**
- Some are out of date or inefficient
- SC Aeronautics Commission has a tool to help with this as well! – CLUE Tool

<https://aeronautics.sc.gov/clue-tool-and-development-near-south-carolina-airport>

*Note: Tool will be updated soon, but will always be available to you.*



# Airport Land Use Compatibility Guidance

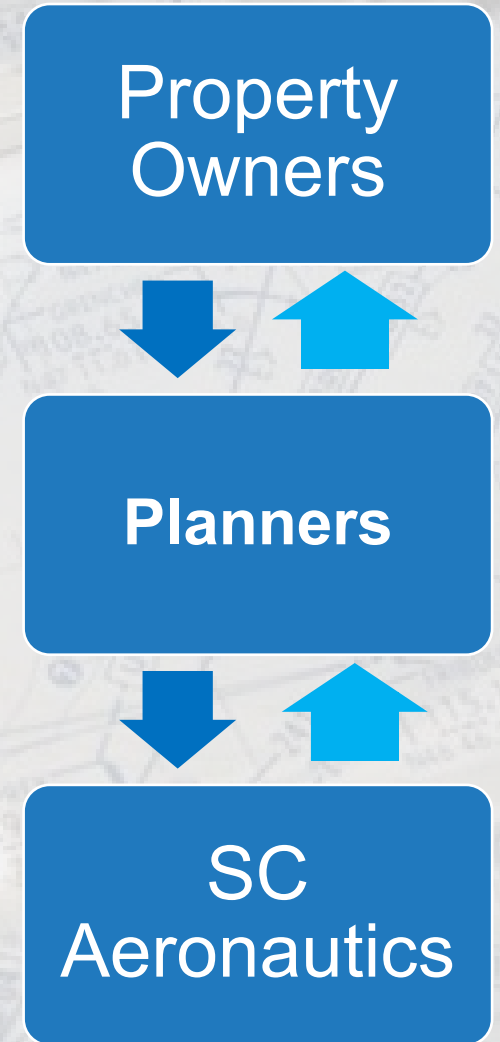
## SC Aeronautics Commission CLUE Tool

### Online Analytical Tool

- Meets Title 55 land use notification requirement
- Provides standardized methodology for Aeronautics to review land use proposals

### Available to All Stakeholders

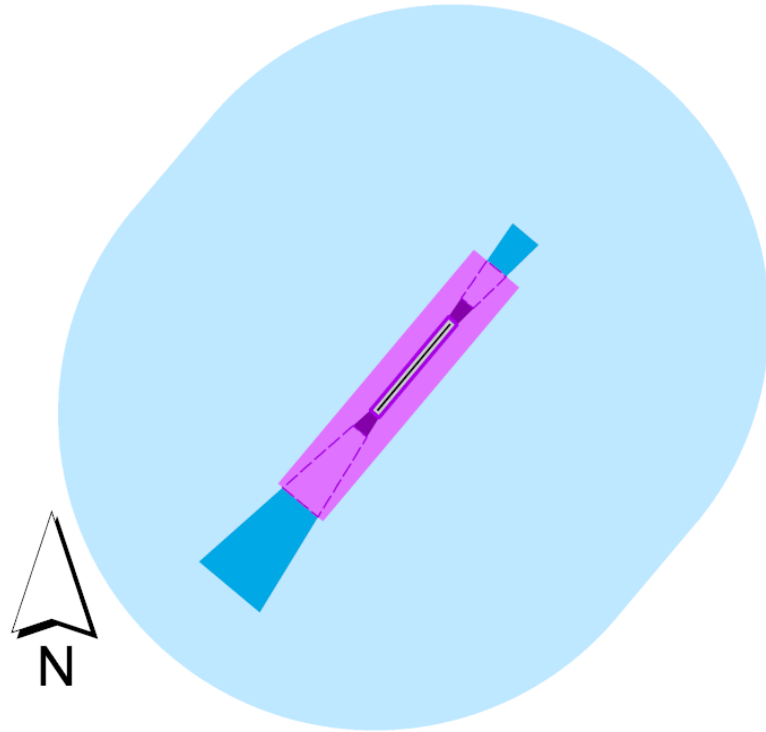
- Airport Sponsors
- Local Planning Officials
- Property Owners
- Developers



# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool

### Title 55 Airport Land Use Notification Areas (Map Template)



#### Legend

##### On-Airport Runway Features

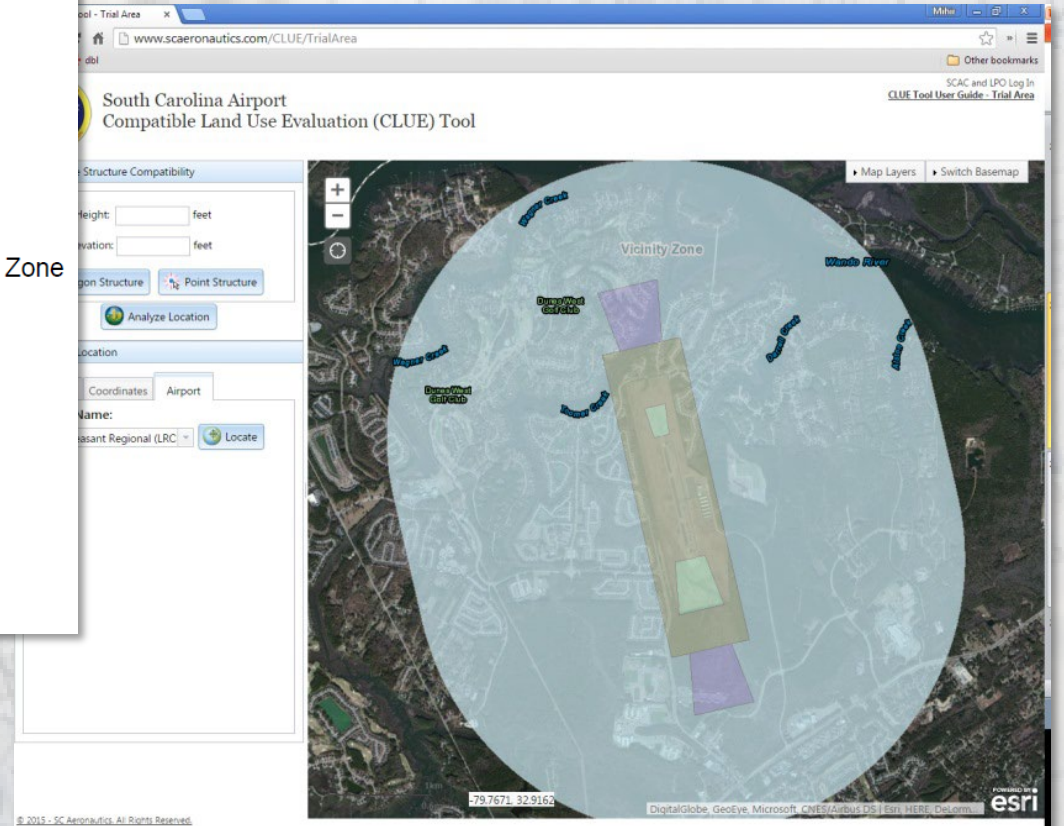
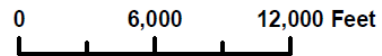
- Runway
- Runway Primary Surface

##### Airport Safety Zones

- Runway Protection Zone
- Airport Inner Approach & Transitional Zone

##### Airport Land Use Zones

- Airport Outer Approach Zone
- Airport Vicinity Zone



# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool



South Carolina Airport  
Compatible Land Use Evaluation (CLUE) Tool

SCAC and LPO Log In

[CLUE Tool User Guide - Trial Area](#)

[Land Use Notification Matrix](#) [Wildlife Hazard Information](#) [Welcome & Disclaimer](#)

### Determine Structure Compatibility

#### Suitability Tool

View Maximum Allowed Structure Height

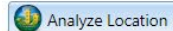
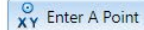
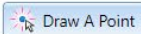
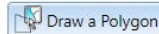


Enter Height:  feet

#### Analyze Specific Location

Structure Height:  Required feet

Ground Elevation:  Optional feet



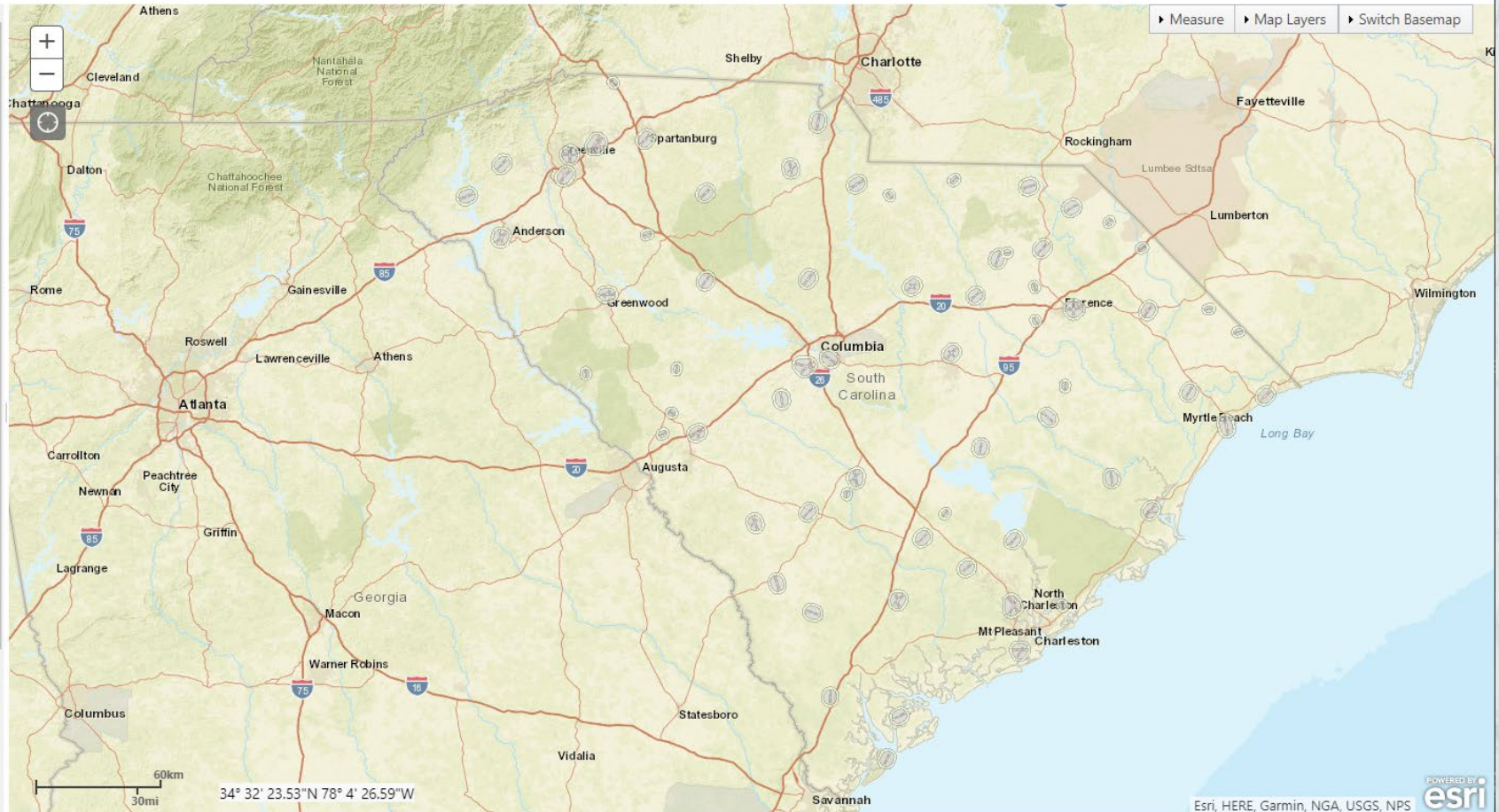
### Zoom To Location

Address  Coordinates  Airport

Address to Locate:



Results:



Measure Map Layers Switch Basemap

# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool



South Carolina Airport  
Compatible Land Use Evaluation (CLUE) Tool

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[Land Use Notification Matrix](#) [Wildlife Hazard Information](#) [Welcome & Disclaimer](#)

**Determine Structure Compatibility**

Suitability Tool

View Maximum Allowed Structure Height

0 200

Enter Height:  feet

Analyze Specific Location

Structure Height:  feet

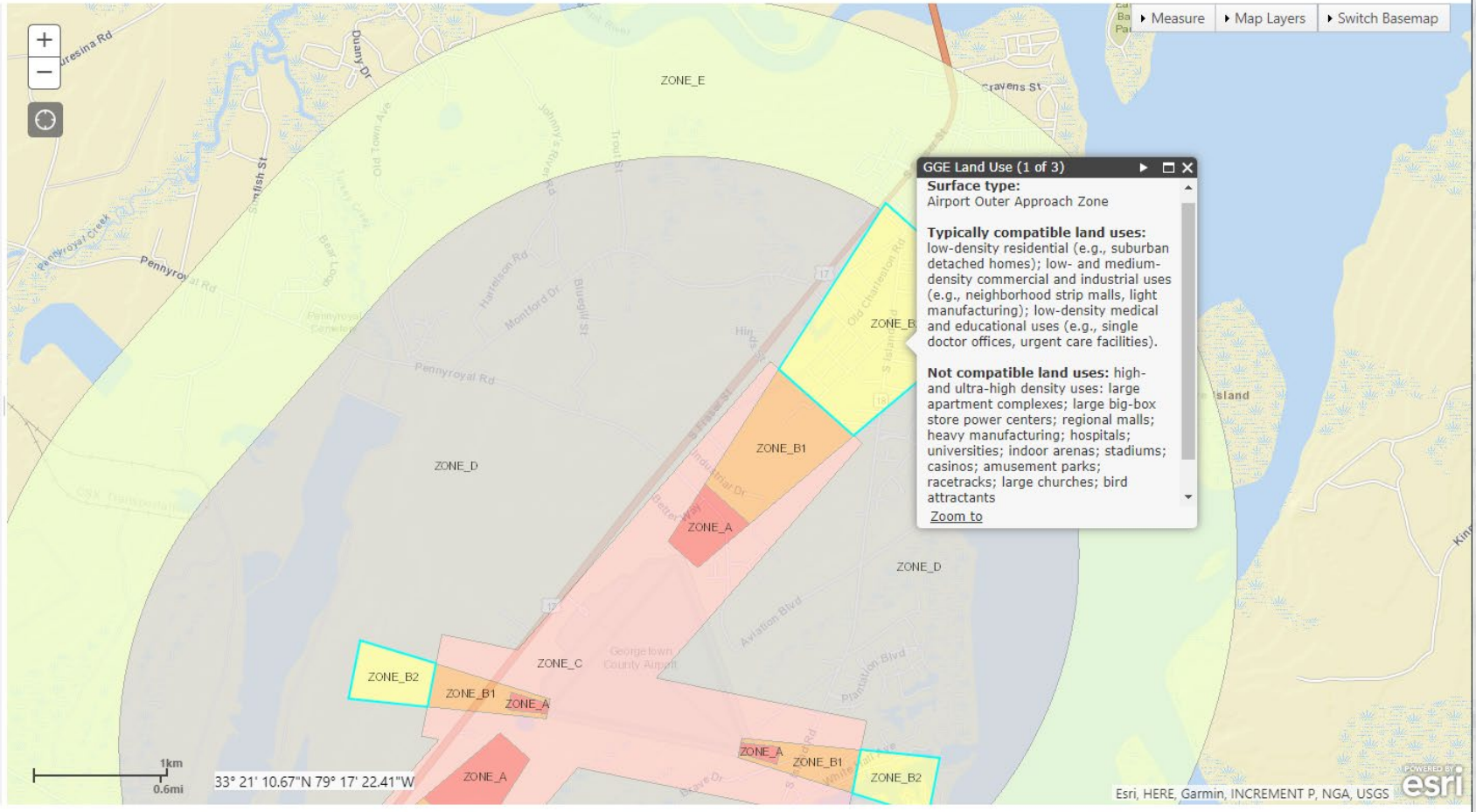
Ground Elevation:  feet

**Zoom To Location**

Address Coordinates Airport

Address to Locate:

Results:



# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool



South Carolina Airport  
Compatible Land Use Evaluation (CLUE) Tool

SCAC and LPO Log In  
[CLUE Tool User Guide - Trial Area](#)  
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### Determine Structure Compatibility

Suitability Tool

View Maximum Allowed Structure Height

0 200

Enter Height:  feet

### Analyze Specific Location

Structure Height:  feet

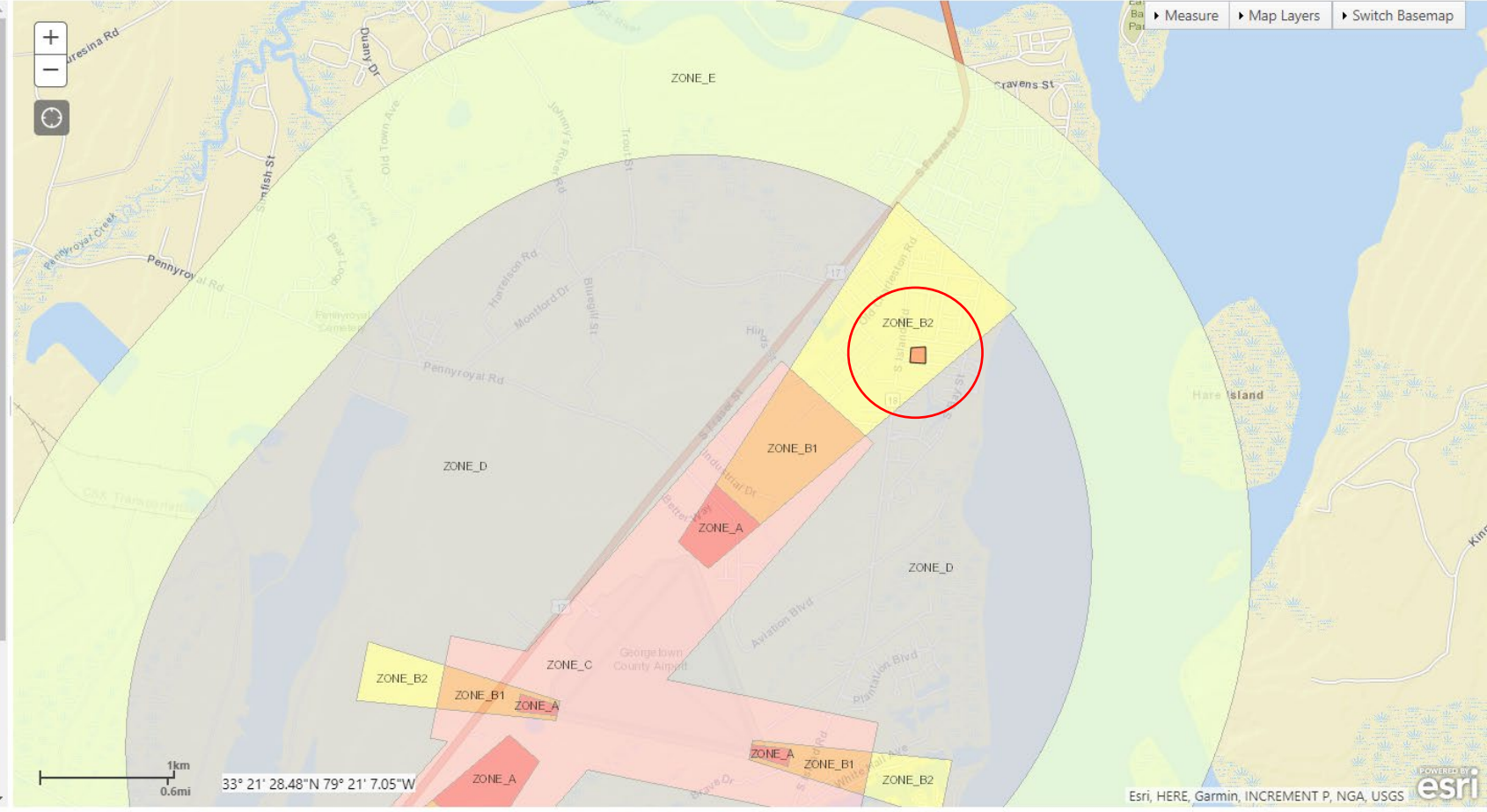
Ground Elevation:  feet

### Zoom To Location

Address Coordinates Airport

Address to Locate:

Results:



# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool



South Carolina Airport  
Compatible Land Use Evaluation (CLUE) Tool

SCAC and LPO Log In  
CLUE Tool User Guide - Trial Area  
[Land Use Notification Matrix](#) [Wildlife Hazard Information](#) [Welcome & Disclaimer](#)

### Determine Structure Compatibility

Suitability Tool

View Maximum Allowed Structure Height

0 200

Enter Height:  feet

### Analyze Specific Location

Structure Height:  feet

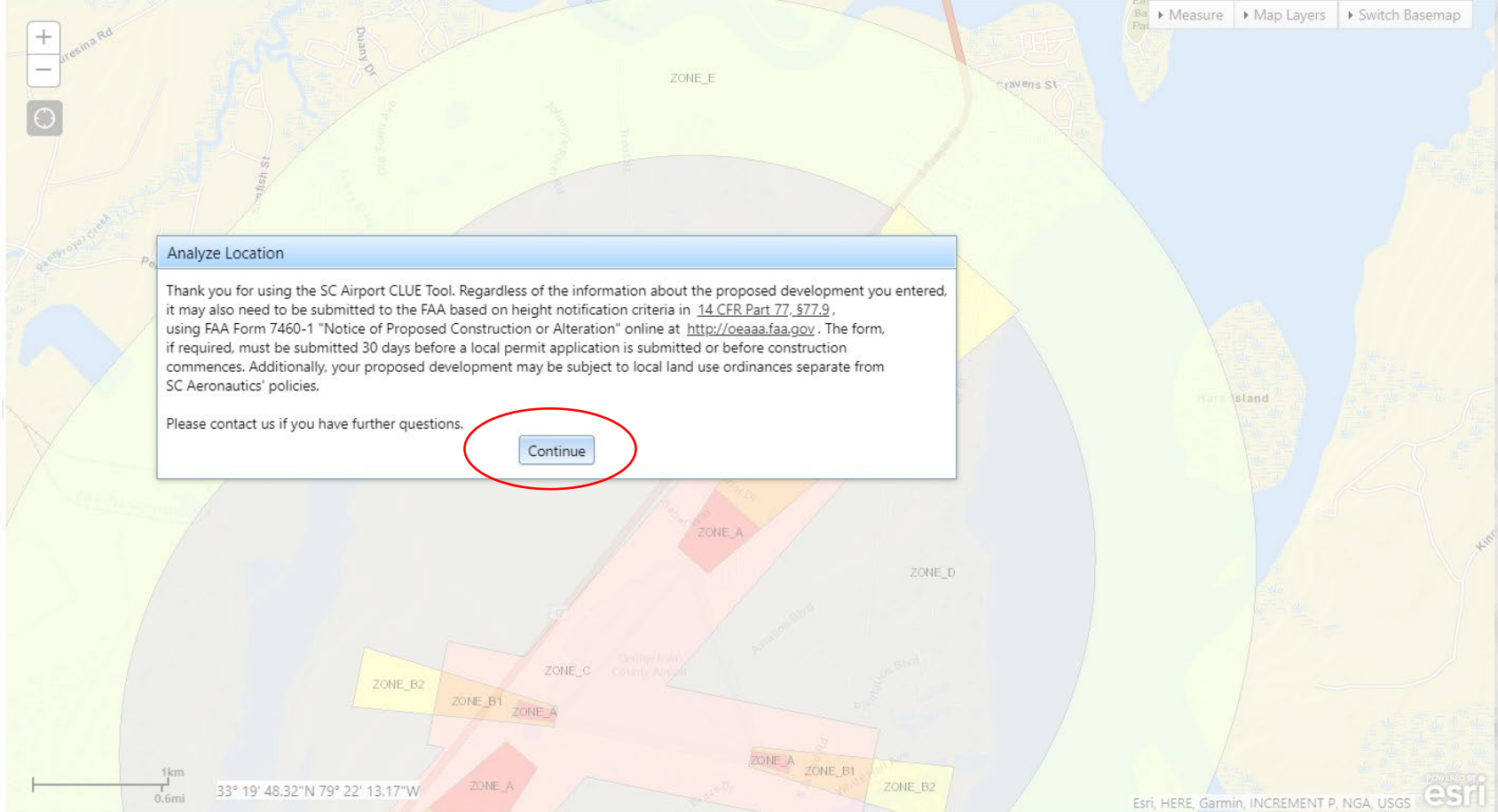
Ground Elevation:  feet

### Zoom To Location

Address Coordinates Airport

Address to Locate:

Results:



# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool



South Carolina Airport  
Compatible Land Use Evaluation (CLUE) Tool

SCAC and LPO Log In

CLUE Tool User Guide - Trial Area

[Land Use Notification Matrix](#) [Wildlife Hazard Information](#) [Welcome & Disclaimer](#)

**Determine Structure Compatibility**

Suitability Tool

View Maximum Allowed Structure Height

0 200  
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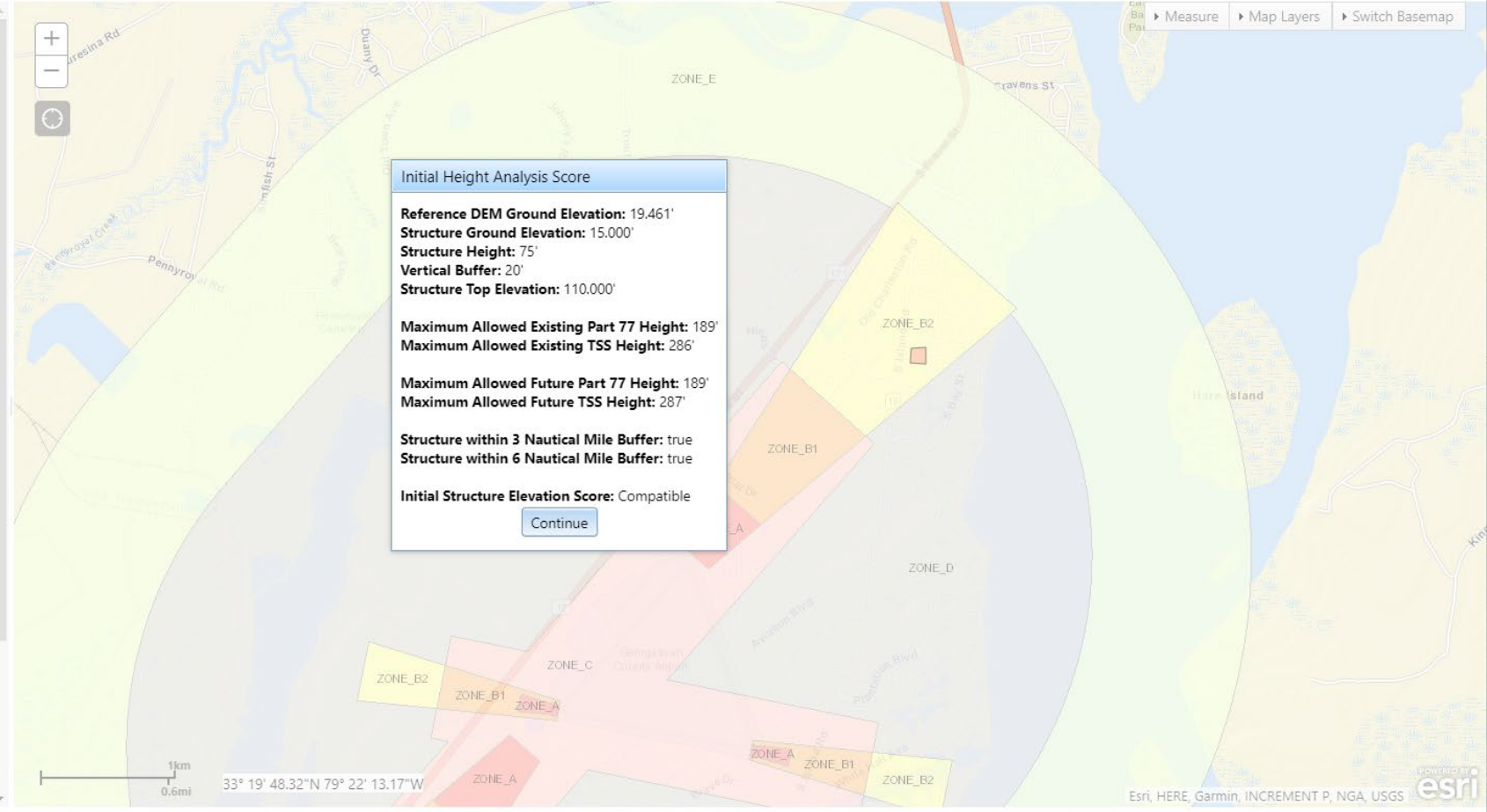
Structure Height:  feet  
Ground Elevation:  feet

**Zoom To Location**

Address Coordinates Airport

Address to Locate:

Results:



# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool

You've identified a location in the Airport Outer Approach Zone. In this zone, many proposed developments will require review by the local permitting official and may also require review by the SCAC. There are a few exceptions including unoccupied structures less than 120 feet in height, low-density single family residential structures and small non-residential uses less than 5,000 square feet. Would you like to complete the questionnaire for local permitting official review?

[Previous Question](#)

[Yes](#)

[No](#)

Is the proposed activity the construction of a restricted use aircraft landing area?

[Previous Question](#)

[Yes or I do not know.](#)

[No](#)

Is the proposed activity the construction of a solid waste landfill?

[Previous Question](#)

[Yes or I do not know.](#)

[No](#)

# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool

Will a zoning change of 5 acres or more be required?

[Previous Question](#)

[Yes or I do not know.](#)

[No](#)

Will the proposed structure be occupied?

[Previous Question](#)

[Yes](#)

[No](#)

Is the proposed structure a residential use?

[Previous Question](#)

[Yes](#)

[No](#)

# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool

Will the proposed development be a single-family residence or a duplex and provide a lot size of at least 0.5 acres per dwelling unit?

[Previous Question](#)

[Yes](#)

[No or I do not know.](#)

Will the proposed development include wildlife attractants?

[Previous Question](#)

[Yes or I do not know.](#)

[No](#)

The questionnaire is complete. Your proposed development has triggered at least one item for airport land use compatibility review by the SCAC. Please submit this questionnaire with your development proposal for local permitting official review.

[Previous Question](#)

[OK](#)

# Airport Land Use Compatibility Guidance

## SC Aeronautics Commission CLUE Tool

8/7/24, 4:02 PM

CLUE Tool - Analysis Results



### South Carolina Airport Compatible Land Use Evaluation (CLUE) Tool

#### Structure Location

Center Latitude: 33.3340309092381

Center Longitude: -79.2965255188353

#### Height Analysis Values

Structure Height: 75'

Vertical Buffer: 20'

Structure Ground Elevation: 15' (Reference DEM Elevation: N/A)

Structure Top Elevation: 110'

Existing Maximum Allowed Part 77 Height: 189'

Existing Maximum Allowed TSS Height: 286'

Future Maximum Allowed Part 77 Height: 189'

Future Maximum Allowed TSS Height: 287'

#### Height Compatibility Score

Compatible: Your proposed structure would likely be considered compatible by airspace height criteria as determined by SC Aeronautics. However, if you intend to build the structure, it may still need to be submitted to the FAA based on height notification criteria in 14 CFR Part 77, §77.9, using FAA Form 7460-1 "Notice of Proposed Construction or Alteration", available online at <http://oeaaa.faa.gov>. The form, if required, must be submitted 30 days before a local permit application is submitted or before construction commences. The proposed structure(s) may also be subject to other local land use controls, including but not limited to building permits, zoning regulations, aviation easements, disclosures, or public notices. Please contact SC Aeronautics, or your local planning or building permit official, if you have further questions.

You've identified a location in the Airport Outer Approach Zone. In this zone, many proposed developments will require review by the local permitting official and may also require review by the SCAC. There are a few exceptions including unoccupied structures less than 120 feet in height, low-density single family residential structures and small non-residential uses less than 5,000 square feet. Would you like to complete the questionnaire for local permitting official review?

Yes

Will a zoning change of 5 acres or more be required?

Yes

Your proposed zoning change has triggered a review by the local permitting official because it includes a zoning change of 5 acres or more.

8/7/24, 4:02 PM

CLUE Tool - Analysis Results

Will the proposed structure be occupied?

Yes

Is the proposed structure a residential use?

Yes

Will the proposed development be a single-family residence or a duplex and provide a lot size of at least 0.5 acres per dwelling unit?

Yes

Will the proposed development include wildlife attractants?

Yes

Your proposed development has triggered a review by the local permitting official because its design includes wildlife attractants.

The questionnaire is complete. Your proposed development has triggered at least one item for airport land use compatibility review by the SCAC. Please submit this questionnaire with your development proposal for local permitting official review.

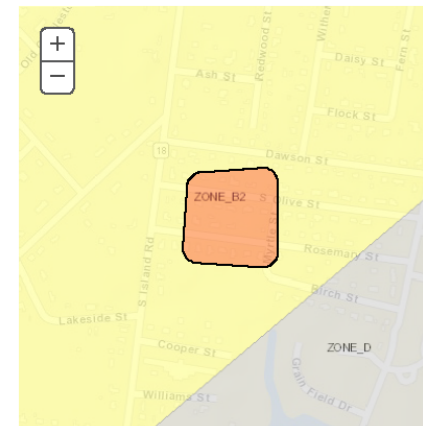
Yes

Is the proposed activity the construction of a restricted use aircraft landing area?

No

Is the proposed activity the construction of a solid waste landfill?

No



# Dealing with Land Use – Airport Overlay District Ordinance Structure

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# Airport Land Use Compatibility Protection Ordinance

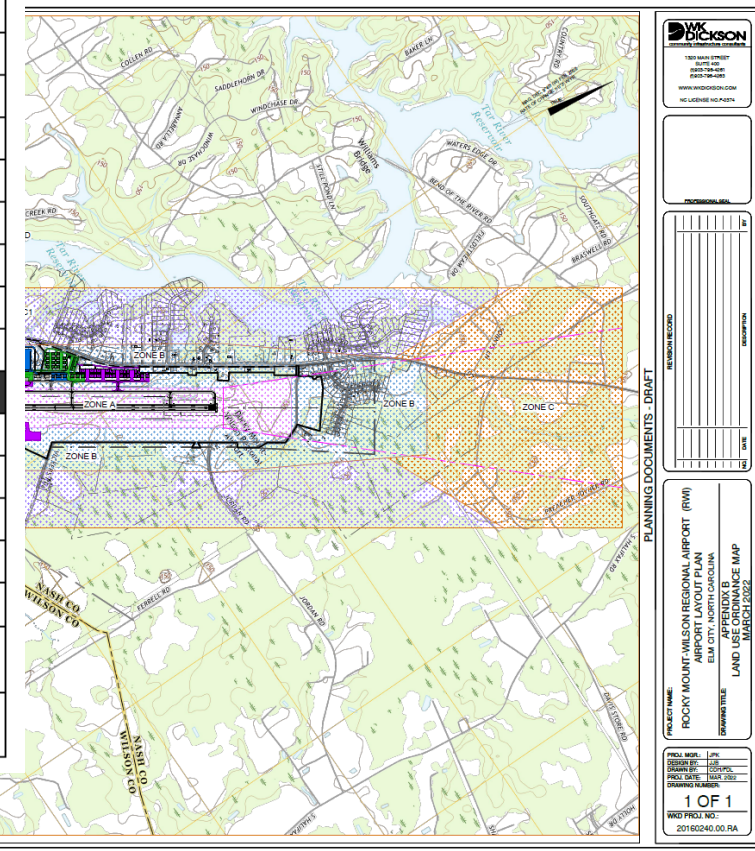
Again, Two Parts:

1. Ordinance Language
2. Reference Exhibit

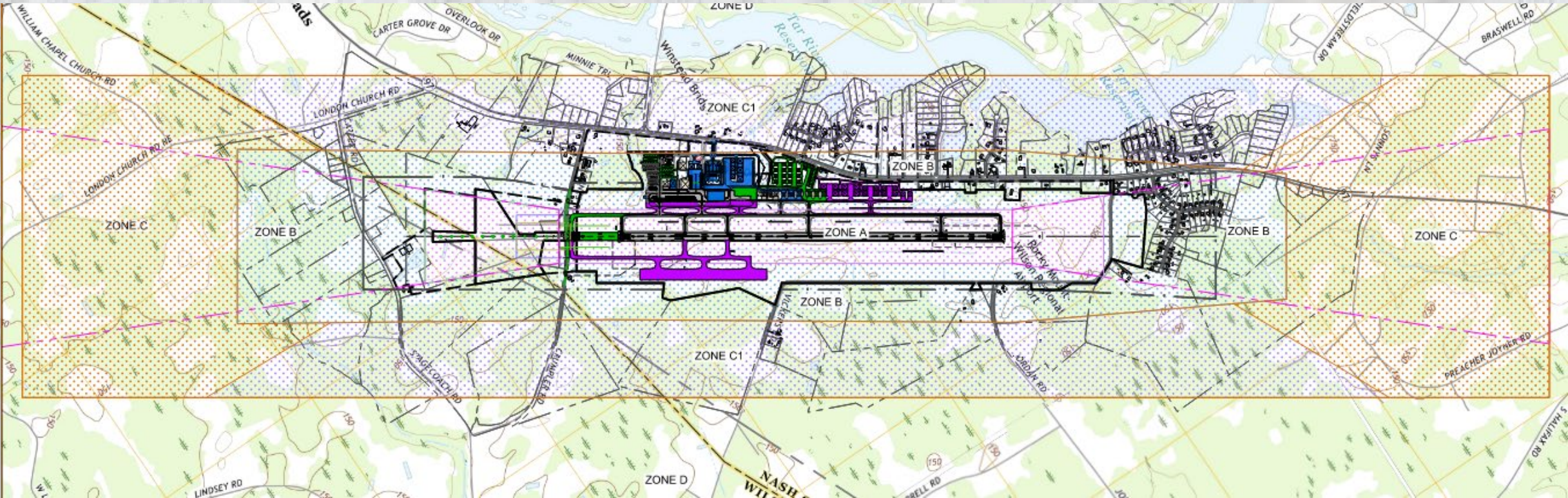
Key Efficiencies:

1. **Set language for land use zone descriptions so you never have to change text**
2. **Adopt reference map with changes (typically every 10-15 years)**

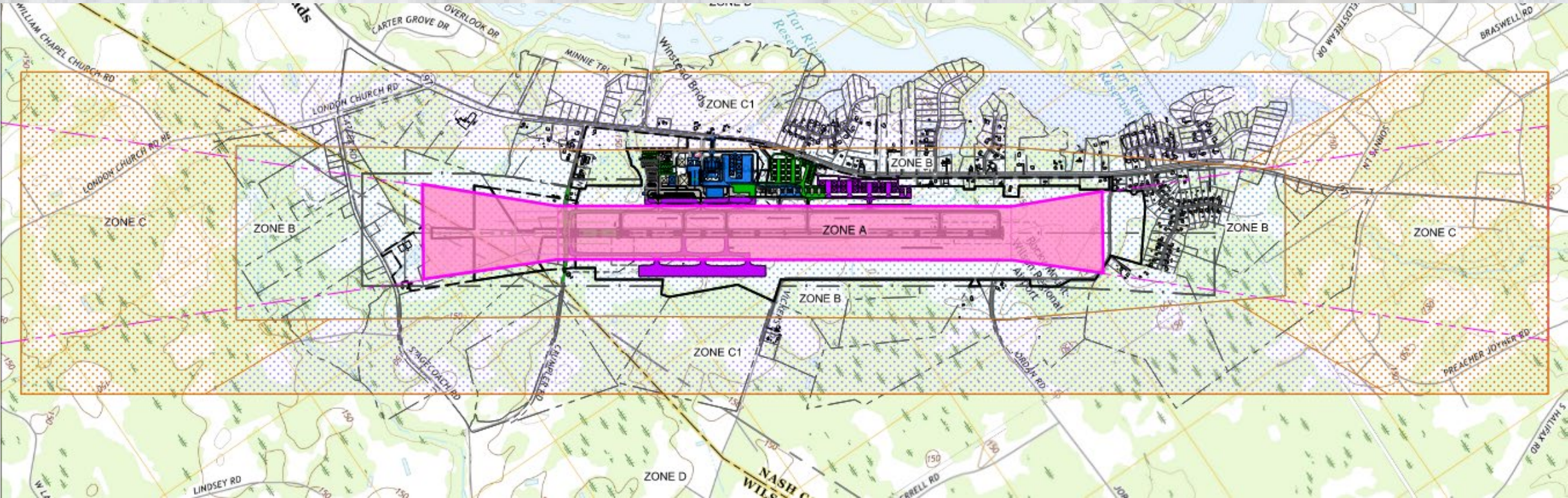
Rocky Mount-Wilson Regional Airport Land Use Ordinance				
Regulated Land Use Guidance for Zones A, B, C, C1*				
	Zone A	Zone B	Zone C	Zone C1
<b>Agriculture, Farming &amp; Animal Keeping</b>				
Crop Production - Dry and Irrigated Farming	D 1,2	D 1,2	Y	Y
Specialty Crops, Nurseries/Greenhouses, Landscape Materials	N	N	Y	Y
Row-Crop Processing and Packaging, Wineries	N	N	Y	Y
Animal Processing and Packaging	N	N	D 2,3	D 2,3
Truck Farming, Roadside Stands, Farmers Markets	N	N	D 2,3	D 2,3
Pasture and Rangeland Grazing	N	Y	Y	Y
Animal Feed Lots (Commercial Hogs, Dairies)	N	N	Y	Y
Animal Feed Lots (Commercial Poultry)	N	N	N	N
Game Preserves, Fish Farming	N	N	Y	Y
Feed Lots, Stockyards, Animal Commodity Sales Yards	N	N	D2	D2
Animal Hospital, Veterinary Clinic, Kennels, Pet Boarding	N	N	D3	D3
Equestrian Facilities, Exotic Animals	N	N	D3	D3
<b>Public Use Facilities, Institutions &amp; Utilities</b>				
Civic-Use Convention Center, Auditorium, Concert Hall	N	N	N	N
Schools, Hospitals, and Correctional Facilities	N	N	N	N
Libraries, Museums, Churches, Day-Care, Social/Civic Clubs	N	N	N	N
Parks, Athletic Fields, Playgrounds, Picnic Areas	N	N	N	N
Cemeteries	N	N	Y	Y
Above Ground Public Utilities (Excludes Electric Power Plants, Lines)	N	N	D 1,2	Y
Electric Power Plants, Solar Farms, Overhead Transmission Lines	N	N	D 1,2	Y



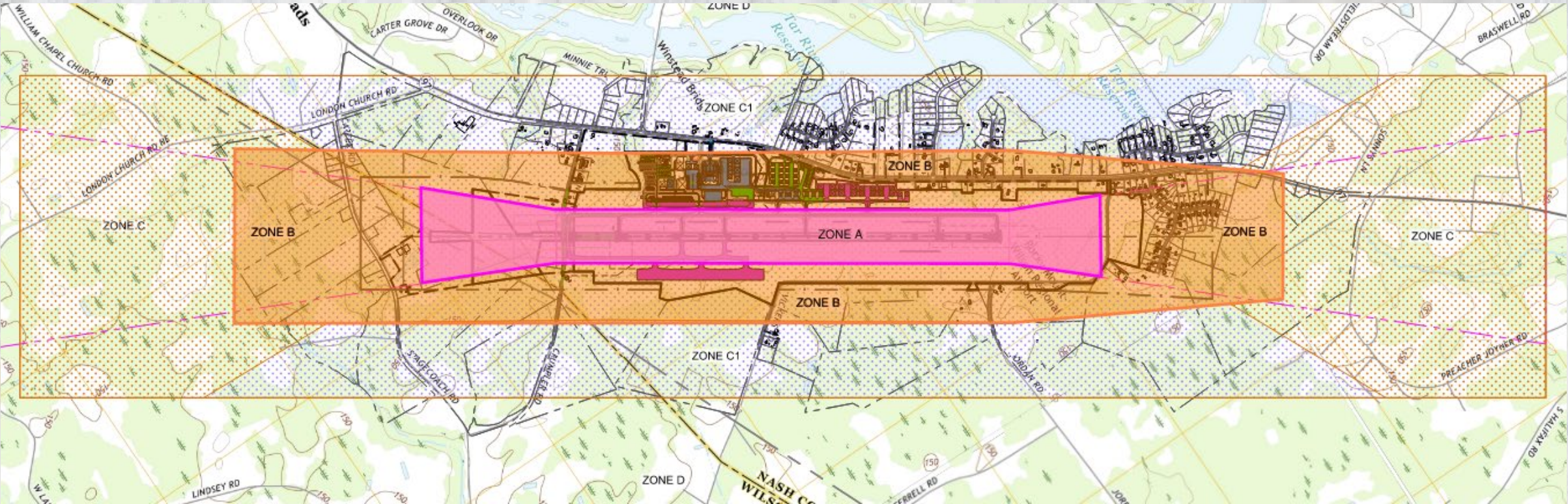
# Airport Land Use Compatibility Protection Ordinance



# Airport Land Use Compatibility Protection Ordinance

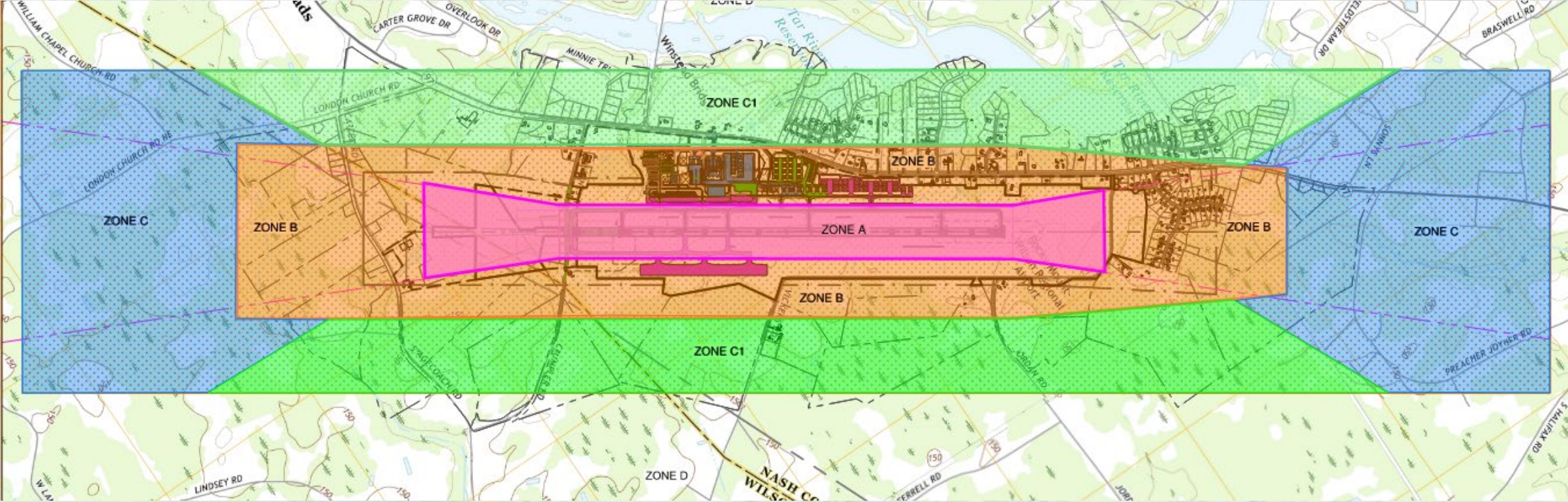


# Airport Land Use Compatibility Protection Ordinance





# Airport Land Use Compatibility Protection Ordinance



# Airport Land Use Compatibility Protection Ordinance



## New Airspace or Land Use Ordinance Implementation

- Notification to affected Property Owners
- Open house information session
- Presentation of the proposed change
- Opportunity for one-on-one discussions about how individuals' property may be affected.
- Property owners may submit written comments and questions prior to text amendment process

# Protecting Your Airport– Key Takeaways

## Your Homework: Familiarize yourself with your airport-related ordinance!

- What does it say about airspace protection? Land use compatibility?
- How can you be proactive in the process of protecting your airport and community?

## Airport Protection is a Win-Win

- Protects key infrastructure that is an asset to the region (what is left!)
- Protects the community
- Enhances safety for pilots and citizens
- Prioritizes the quality of life for all constituents



SOUTH CAROLINA  
AERONAUTICS

 **WK  
DICKSON**

AN  **ARDURRA** COMPANY

**Thank You**

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**Joseph Barkevich, AICP**

Sr. Project Manager

o: 803.786.4261

[jbarkevich@wkdickson.com](mailto:jbarkevich@wkdickson.com)



**Gary Siegfried, PE**

Executive Director

o: 803.896.6898

[gsiegfried@aero.sc.gov](mailto:gsiegfried@aero.sc.gov)



**Brianna Barrineau, AICP**

Aviation Planner

o: 803.786.4261

[bbarrineau@wkdickson.com](mailto:bbarrineau@wkdickson.com)

