



Regional Land Use Advisory Commission

Sandhills Conservation Partnership – June 10, 2026

RLUAC - ORIGINS AND EVOLUTION

- RLUAC was initially established based on a recommendation of the 1991 Fort Bragg Joint Land Use Study.
- After a brief hiatus in the late 1990s, RLUAC was reformed as a voluntary association in 2000 with a focus on the 2003 Joint Land Use Study.
- Formally established under NCGS 160A-461 by the founding member governments in January 2005, and a part time Executive Director was hired to administer the organization.
- New Strategic Plan adopted in 2020 followed by a major overhaul of the bylaws in 2021 to modernize the organization and governance of RLUAC.



Senator Tony Rand Speaking to
RLUAC Members on Fort Bragg - 2006

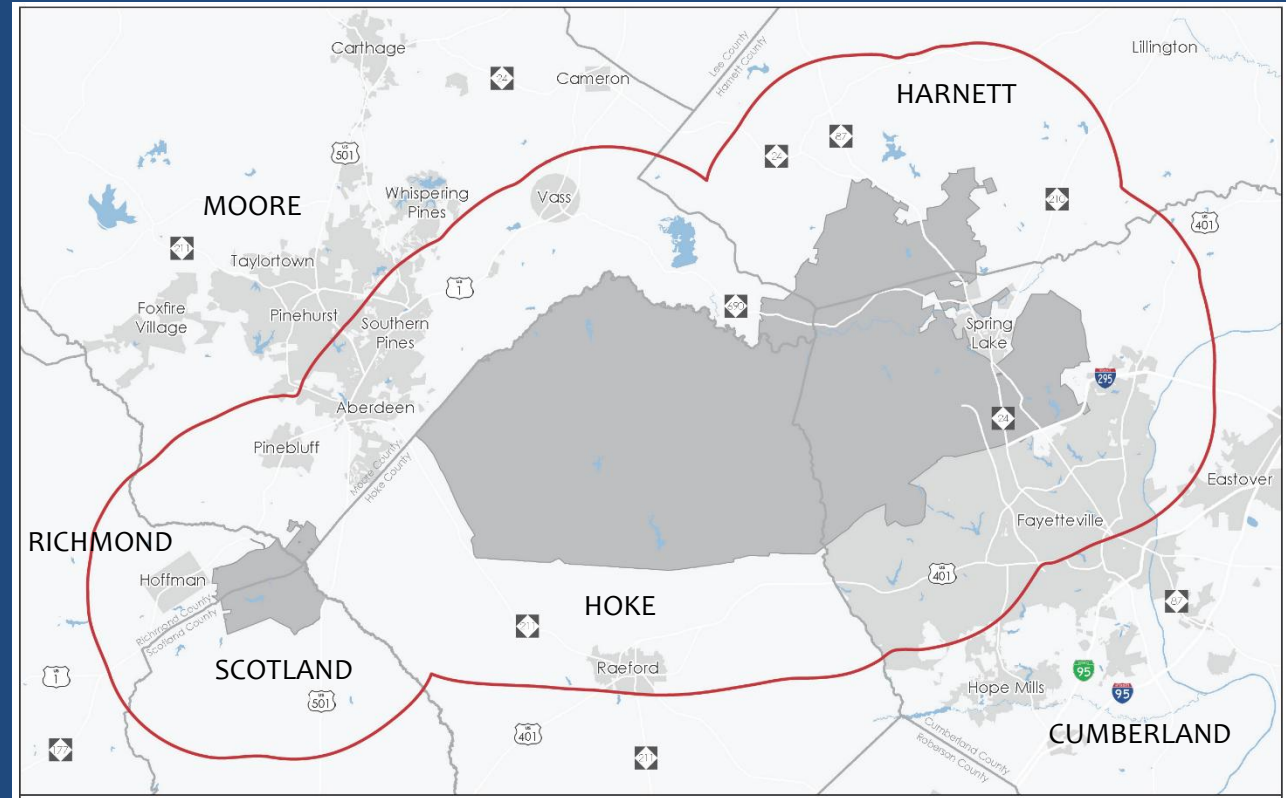
RLUAC'S MISSION

- Preserve and protect Fort Bragg's training and operational mission from incompatible civilian development patterns and environmental degradation.
- Provide a forum for communication between Fort Bragg and local governments.
- Educate local governments, the public, and development interests regarding compatible growth and environmental issues.
- Provide credible and authoritative analysis of land use and development proposals to local governments.
- Assist local governments with planning initiatives and policy development.



MEMBERSHIP STRUCTURE

- Local Governments (Voting Members):
 - 7 Counties
 - 15 Municipalities
- Fort Bragg Garrison
- Partner Organizations:
 - US Fish & Wildlife
 - Three Rivers Land Trust
 - The Nature Conservancy
 - NC Wildlife Resources Commission
 - Sustainable Sandhills
 - NC Military and Veterans Affairs
- Individual Associate Members



Primary RLUAC Local Government
Membership Area

GOVERNANCE

- RLUAC is led by a 9 member Board of Directors
 - 6 Local Government Seats
 - 3 At-Large Seats
 - 2 Year Terms (no more than 3 consecutive)
- Quarterly Board Meetings
- Recommend actions to the full voting membership.
- Chair is responsible for:
 - Leading the Executive and Nominating Committees
 - Appointing other standing and ad hoc committees
 - Appointing ex officio members to the Board



RLUAC Executive Committee 2024-26

ADMINISTRATION AND FINANCE

- Executive Director and Deputy Director administer the organization (part-time contract).
- Mid Carolina Council of Governments serves as the fiscal agent for RLUAC.
- Two primary funding sources:
 - 25% from local government members
 - 75% through Fort Bragg Intergovernmental Support Agreement for statutory land use reviews (MCCOG pass-through).



RLUAC Quarterly Membership Meeting

MAJOR ORGANIZATIONAL SUCCESSES

- Completed 4th JLUS in 2018 with funded implementation through 2021.
 - Implementation projects included
 - 18 local comprehensive plan supplements
 - Compatible use ordinance toolbox
 - Compatible Use Rating System
- Supported preservation of 30,000+ acres of RCW habitat and critical training lands since 1991.
- Expanded partnerships with outside organizations.
- Strengthened fiscal position with IGSA.



LAND USE COMPATIBILITY REVIEWS

- RLUAC provides statutory reviews for military land use compatibility mandated by GS 160D-601 (b) through an MOA (2007) and IGSA (2021) with Fort Bragg.
- Service extends beyond zoning changes to all land use related matters (comp plans, subdivisions, by-right commercial and large scale development review).
- Reviews coordinated with Fort Bragg Garrison staff subject matter experts.
- Non-binding recommendations provided to local governments, agencies, property owners.
- 2025 completed 500+ reviews with approximately 13% of cases identified as impacting areas deemed either “critical” or “important” to protect.

COMPATIBLE USE RATING SYSTEM

- Classifies land within 5 miles of the installation as either “Critical” or “Important” to protect based on military impacts and environmental qualities.
- Used as an objective tool in statutory land use reviews.
- Exploring options for regular updates outside of JLUS / CUS.
- NC Commerce partners to provide online hosting of compatible use GIS data.

RLUAC

Regional Land Use Advisory Commission

FAYETTEVILLE COURTESY REVIEW

Project: Suncap Property Distribution Center

Location: 2755 Coalition Boulevard

PIN#: 0409-84-8197

March 21, 2022

Following a review of the above referenced development proposal by the RLUAC staff and Board of Directors for the property listed above, and recognizing that our findings are non-binding on the City of Fayetteville, the RLUAC Board of Directors finds that:

- The site is located within an area that is designated as Important to Protect in the Fort Bragg Compatible Use Rating System due to its location within an area that is subject to periodic exposure to noise levels in the 115-130 dB range related to large caliber weapons training on Fort Bragg.
- The site is located within an area that is designated as Important to Protect in the Fort Bragg Compatible Use Rating System due to its close proximity to a low-level helicopter flight route.
- The site is located beneath a 14 CFR Part 77 Airfield Imaginary Surface (outer horizontal surface) associated with Pope Field.

The proposed distribution center is generally compatible with the periodic exposure to high noise levels, and therefore the development of this compatible use provides protection to Fort Bragg's training mission. Given the site's location both in close proximity to a low-level aviation route and within the Pope Field imaginary surface, the applicant should be aware that there may be compatibility issues with any tall structures proposed for the site in the future, as they may interfere with safe aerial navigation, depending on their height.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

Vagn K. Hansen II, AICP, Executive Director

* 6250 Raeform Road * Fayetteville * NC * 28304 * Office: (910) 398-3743 * director@rluac.com *

RLUAC Review Letter

COMPATIBLE GROWTH CRITERIA

- Compatibility evaluation criteria for “CRITICAL” conservation areas:
 - 130+ dB PK15 Large Caliber Noise Contour
 - 70+ dB CDNL Large Caliber Noise Contour
 - 104+ dB Small Arms Noise Contour
 - 75+ dB ADNL Aviation Noise Contour
 - Clear Zones
 - Accident Potential Zone 1
 - Red Cockaded Woodpecker Active Foraging Areas
 - Areas Located Under: UAS Corridor
 - Wildlife Habitat Connector Areas

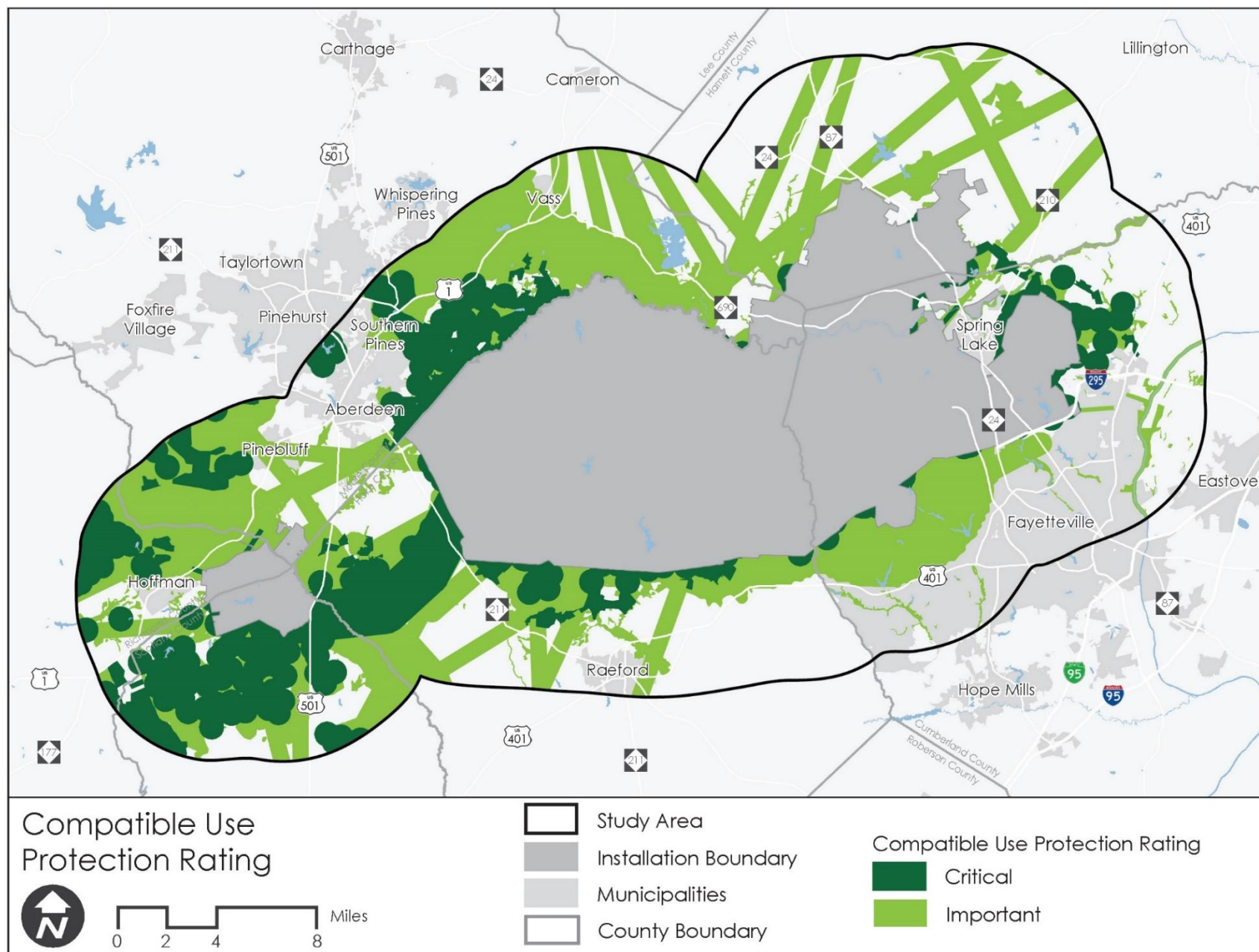
COMPATIBLE GROWTH CRITERIA

- Compatibility evaluation criteria for “IMPORTANT” conservation areas:
 - 115+ dB PK15 Large Caliber Noise Contour
 - 62+ dB CDNL Large Caliber Noise Contour
 - 87+ dB Small Arms Noise Contour
 - 65+ dB ADNL Aviation Noise Contour
 - Accident Potential Zone 2
 - Areas Located Under: Air Corridors, Aviation Routes
 - Biodiversity / Wildlife Habitat Rating of 7+
 - Within High Quality / Outstanding Resource Waters Area

Compatible Use Rating System Map

Example Compatibility
Factors:

- *UAS Corridor*
- *Accident Potential Zones*
- *Low Level Flight Routes*
- *Large Caliber Weapons Noise Zones*
- *Endangered Species Habitat*



LAND USE COMPATIBILITY CHALLENGES

- Training airspace exceeds the area covered by the statutory land use notice / review mandate.
- Protection of off-installation UAS corridor from Mackall to Bragg.
- Residential growth continues to move into rural areas following infrastructure improvements.
- Absent a BRAC threat, local governments have less focus on compatible growth issues.



COMPATIBILITY REVIEW CASE EXAMPLES

Proposed Heavy Industrial Zoning

Runway 4/22

~1,800 Feet

Mackall Army Airfield

18th Airborne Dr

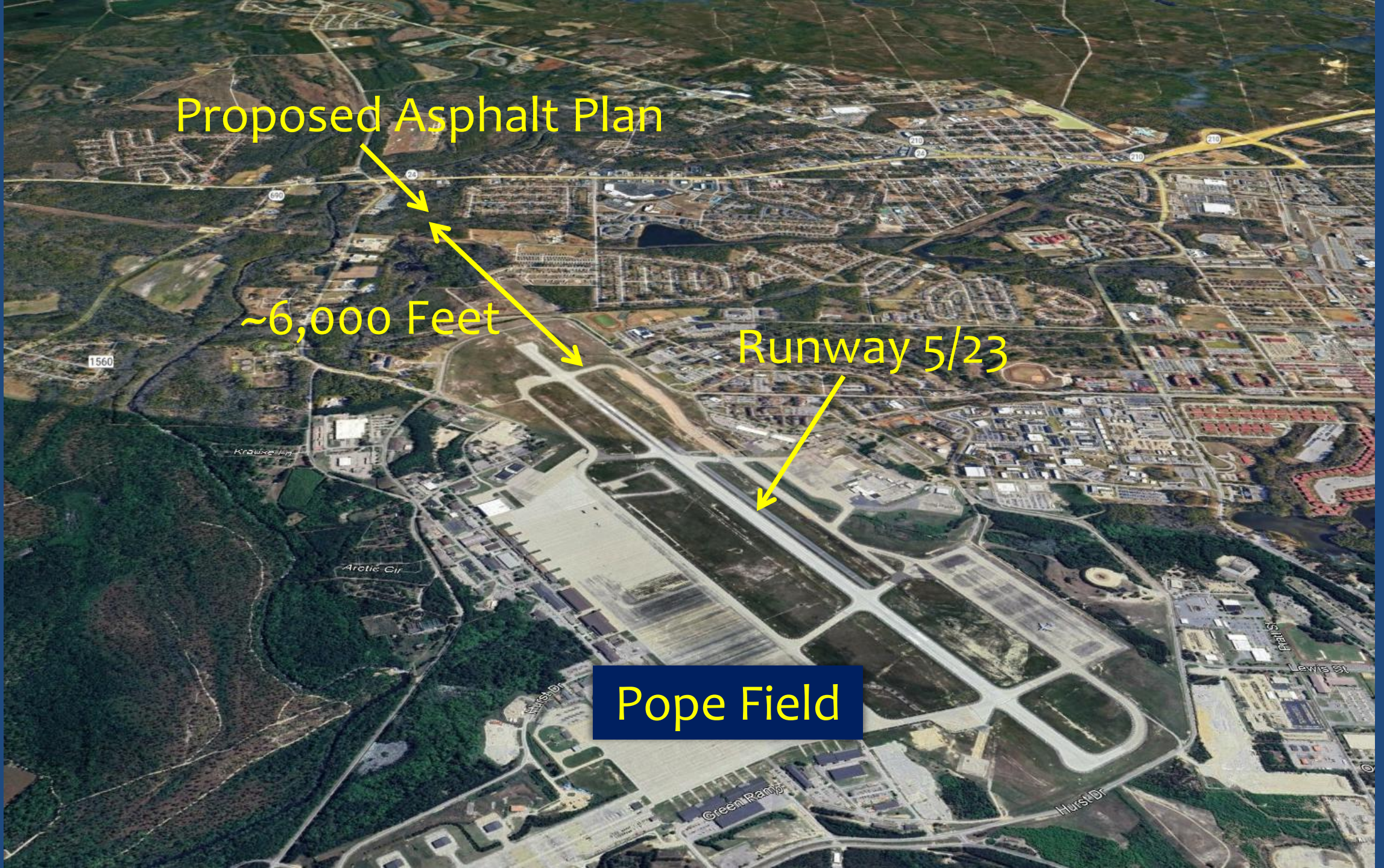


Proposed Asphalt Plan

~6,000 Feet

Runway 5/23

Pope Field



MOVING FORWARD

- Exploring additional funding options to support new initiatives
- Expanding ongoing education and outreach to local governments.
- Developing relationships with new partners to achieve the mission.
- Improving the quality and currency of data in the Compatible Use Rating System
- Exploring opportunities for OLDCC Compatible Use Planning Studies





BRINGING OUR REGION TOGETHER

www.RLUAC.com