



Z 08-22 Staff Report

PROPERTY OWNER: Rowan County, NC
APPLICANT: Rowan County, NC
REQUEST: Amend current Airport Zoning Overlay (AZO) to coincide with AZO depicted in the 2016 Airport Layout Plan (ALP)

BACKGROUND

The current Airport Zoning Overlay (AZO) for Mid-Carolina Regional Airport (RUQ) was adopted October 4, 2004 and height / use limitations are managed by the Rowan County Planning and Salisbury Development Services departments based on jurisdiction.

Mid-Carolina Regional Airport (RUQ) operations are generally subject to compliance with the North Carolina Department of Transportation's (NCDOT) Aviation Division and the Federal Aviation Administration (FAA) for on-site improvements, expansions, funding, etc. Planning for RUQ's future development is contained in an Airport Master Plan (AMP) which considers current operations in relation to potential and desired improvements. According to the AMP, "The goal of a Master Plan is to provide guidelines for future airport development, which will satisfy aviation demand in a cost-effective, feasible manner, while resolving aviation, environmental, and socioeconomic issues of the community."

The most recent AMP was adopted in 2008, but was amended by a 2016 Airport Layout Plan (ALP) supplement when it became apparent that due to environmental and financial constraints, the proposed one-thousand-foot (1000') extension to the southern end of the runway would no longer be pursued. The removal of the runway extension resulted in a negligible change in the surfaces regulated by the AZO, as well as the removal of the southern transitional and approach surfaces.

Staff was not aware of the difference in the "zoning" AZO as compared to that of the 2016 ALP until recent discussions about potential ETJ recension were occurring. The overall change between the AZO and ALP is negligible, with exception of the southern approach's removal from regulation; this removes height limitation requirements from properties in the southern approach.

ZONING ANALYSIS

Current Zone: Airport Zoning Overlay (AZO)

Requested: Amend the current AZO to coincide with the 2016 Airport Layout Plan (ALP) adopted by the County Commission in October 2016. All underlying zoning districts and regulations remain the same.

Plan Conformity The overlay is in both the Eastern and Western Area Land Use Plans
Changes in boundary and removal of the southern approach do not affect land uses or recommendations contained in either document.

Purpose & Intent In concert with the ZTA 03-22 and Z 07-22 applications, the amendment seeks to update the County's zoning regulation of the AZO consistent with that of NCDOT Aviation and the FAA.

Compatibility Of Uses No change in uses are associated with the AZO.

PLANNING BOARD RECOMMENDATION

As required by Section 21-362(j) the Planning Board adopted a Statement of Consistency and Reasonableness analyzing the request and offers this for consideration.

Z 08-22 is consistent with the Eastern and Western Area Land Use Plans and reasonable based on the following:

- 1. The Airport Layout Plan was adopted by the County Commission in October 2016***
- 2. The proposed AZO amendment's removal of the southern approach is a benefit to properties which will no longer be subject to height limitations***
- 3. The proposed AZO amendment is consistent with the Planning Board's recommendations regarding ZTA 03-22 and Z 07-22 to create and apply an airport specific zoning district at Mid-Carolina Regional Airport***

Furthermore, this adoption is deemed an amendment to the Western and Eastern Area Land Use Plans.