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Jackson County Airport Zoning Ordinance Tri-County Airport (KBCR) May 2024

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County Responsibility: 333.03, F.S. requires every political jurisdiction with an airport hazard area within its limits to “adopt, administer, and enforce” airport zoning regulations.

Current Regulations: Jackson County Code of Ordinances (January 25, 2024)
[CODE OF ORDINANCES OF JACKSON COUNTY, FLORIDA](#)
Chapter 42 – Planning, Article III – Land Development Regulations, Division 9 – Supplemental regulations for Specific Uses, Subdivision V - Airport Zoning

Issue: Jackson County’s current Airport Zoning Ordinance appears to only address airport protection and compatibility requirements for Marianna Municipal Airport for the most part. A local ordinance is required to protect the Tri-County Airport by regulating tall structures/objects, dust, glare, light emissions, smoke, steam/fog, population densities, incompatible uses, wildlife attractants, and noise.

Sec 42-749:

- (a) “Zones are shown” in Map B – Tri-County Airport; Map does not show zones
- (b)(1)a. Runway 1-19 not referenced in “Primary Zone”; looks like Runway 36 from MAI is missing
- (b)(1)b. Runway 1-19 not referenced in “Horizontal Zone”; looks like Runway 36 from MAI is missing
- (b)(1)d. Runway 1-19 not referenced in “Approach Zone”; looks like Runway 36 from MAI is missing
- (b)(2). Height limitations generally

42-750 Airport Land Use Restrictions

- (a)(4) “Use of land within the accident potential hazard area shall prohibit high density residential use, schools,...”
- (e) Airport Noise Zones references 65 Ldn contour; Recent noise study?
- (f) Noise Warning references only Marianna Municipal Airport

Appendix A Article 1, Section 1 – List

- 69-534 “Tri-County Airport Authority Amended by 2020-198”
- 73-499 “Acquisition of airports by port authority authorized; amends ch. 72-569”

Federal Requirements: FAR Part 77 requires federal notification for any construction or alteration that is more than 200 ft above ground level or exceeds an imaginary surface extending outward and upward at a slope of 100 to 1 for a horizontal distance of 20,000 ft from the nearest point of the runway at Tri-County Airport (because its runway is more than 3,200 ft in length).

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State Requirements: Chapter 333, F.S. requires local regulations to address:

1. Permitting process for obstructions (*333.025, FS*)
2. Permit requirements for construction/alteration of any obstruction (*333.03 1c1, FS*)
3. Obstruction marking and lighting requirements (*333.03 1c2, FS*)
4. Documentation showing compliance with FAR Part 77 notification requirement and aeronautical study submitted (*333.03 1c,3 FS*)
5. Consideration of statutory criteria in evaluating a permit (*333.03 1c4, FS*):
 - a. Safety of persons on ground in air
 - b. Safe and efficient use of navigable airspace
 - c. Nature of terrain and existing structure heights
 - d. Effect of an obstruction on licensing standards
 - e. Character of existing/planned flights operations & developments
 - f. FAA-designated airways, approaches
 - g. Cumulative effects on airspace of all obstructions in an area.
6. Approval of permit cannot be based solely on FAA non-hazard determination (*333.03 1c5, FS*)
7. Prohibition of landfills within 5,000 ft from nearest point on runway for non-turbine aircraft or 10,000 ft for turbine aircraft (*333.03 2a, FS*)
8. Requirement for operators of landfills attracting wildlife to minimize hazards (*333.03 2b, FS*)
9. Prohibition of incompatible uses per FAR Part 150 Noise study (*333.03 2c, FS*)
10. Prohibition of residential and educational facilities (except aviation schools) within area one-half the length of the longest runway on each side of and end of runway centerline if no Part 150 study (*333.03 2d, FS*)
11. Restriction of incompatible uses within RPZs (*333.03 2e, FS*)
12. If two political jurisdictions are within airport imaginary surface, then interlocal agreement or joint zoning board (*333.03 1b, FS*)

Proposed Solution: Consultant will prepare draft airport ordinance language and exhibits for Jackson County consideration based on FDOT 2020 Airport Airspace and Land Use Guidebook. Deliverables to include:

- Draft airport zoning ordinance text for Jackson County
- Airspace height zoning exhibit
- Federal notification exhibit (for reference)

In addition, because the Tri-County Airport airspace extends into Holmes County, Jackson County and Washington County, the three jurisdictions shall enter an interlocal agreement or form a Joint Airport Protection Zoning Board with the Tri-County Airport Authority to protect the airport per 333.03(1)(b), F.S.

The airport zoning regulations shall be subject to a properly advertised public hearing before being adopted by the local legislative body.