



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 633D AIR BASE WING
JOINT BASE LANGLEY-EUSTIS VA



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JUL 21 2017

Mr. Terry O'Neill
Director of Planning
Planning Department
22 Franklin Street
3rd and 5th Floors
Hampton, VA 23669

SUBJECT: Langley Rezoning Project

Dear Mr. O'Neill,

This letter is in response to an email dated 18 Jul 17 regarding a proposal to rezone six parcels which are in close proximity to the Joint Base Langley-Eustis (JBLE)-Langley installation boundary. First, we would like to thank you for notifying JBLE-Langley of the proposal and opportunity to comment. As agreed upon in the Hampton-Langley Joint Land Use Study (JLUS, dated Aug 10), it is important for military installations and local communities to interact and work closely together to be good stewards and partners.

As presented in our Air Installation Compatible Use Zone (AICUZ) study (Jul 07), the Air Force (AF) makes recommendations regarding the development of off-base facilities in areas exposed to high accident potential, high levels of noise and the construction of tall obstructions that could impact flight safety. The purpose of the AICUZ program is to protect the installation's operational capability and to promote the public health, safety and quality of life of private citizens by recommending land use planning compatible with the installation's flying mission. The City of Hampton and JBLE-Langley have a long and effective history of collaboration to address land use issues that may impact the important missions being carried out at the Base.

After reviewing the staff report and plans for the subject properties, JBLE-Langley recommends that the City adopt the proposed rezoning.

More specifically:

1. **RZ17-00001:** To rezone 39.34 ± acres from General Commercial (C-3), Langley Flight Approach Mixed Business and Manufacturing (LFA-2), and Light Manufacturing (M-2) to Langley Flight Approach Manufacturing (LFA-1) *directly supports the management of potential encroachment upon the JBLE-Langley Runway 08 Clear Zone (CZ). As the CZ is*

critical to both mission importance and public safety, the proposed rezone provides a “win-win” for the future of both partners.

2. **RZ17-00002:** To rezone 22.03 ± acres from Neighborhood Commercial (C-1) with proffered conditions and General Commercial (C-3) with proffered conditions to Langley Flight Approach Mixed Business and Manufacturing (LFA-2) *indirectly supports encroachment management initiatives of JBLE-Langley in relation to the Runway 08 CZ.*

3. **RZ17-00003:** To rezone 50.1 ± acres from Single Family Residential (R-9, R-11) to Open Space General (PO-1) *provides a buffer zone between the installation boundary existing residential development. This proposed rezoning also contributes to the overarching goal of JBLE-Langley to be good environmental stewards by providing a noise pollution buffer, additional habitat for local flora and fauna, and assists in stormwater management practices.*

JBLE-Langley recommends approval of the proposed rezoning changes because of the proximity to JBLE-Langley and in accordance with the intent of existing JLUS and AICUZ plans. Should you have any questions regarding these recommendations, please contact Mr. Travis L. Willer, JBLE-Langley Community Planner, at (757) 225-1988 or travis.willer@us.af.mil.

Respectfully,



BRENDA W. COOK
Deputy Base Civil Engineer