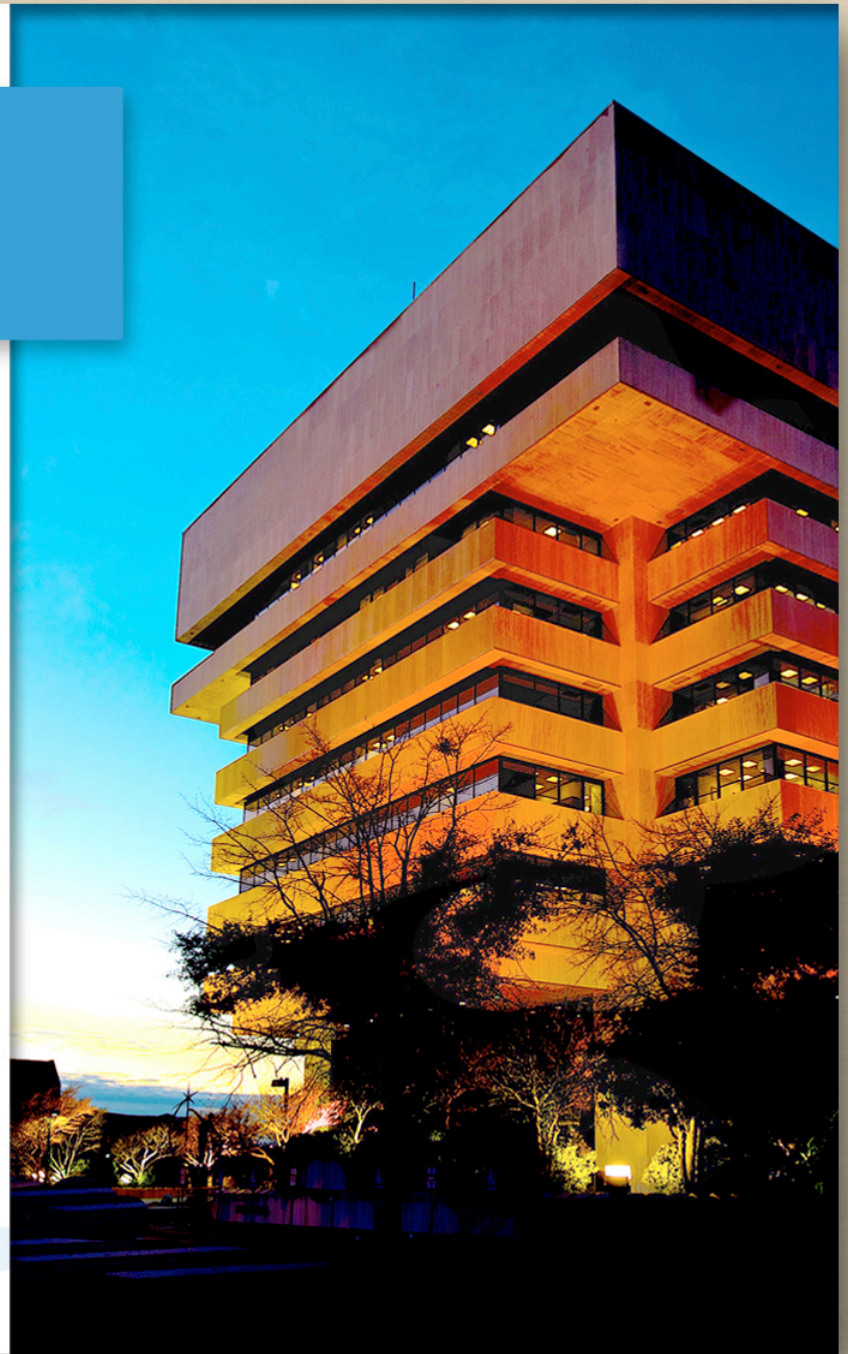


HAMPTON VA

UPDATE

**JOINT BASE LANGLEY-
EUSTIS, VIRGINIA
Air Installations Compatible
Use Zones (AICUZ) Study
June 2020**



Overview

- Air Installation Compatible Use Zone
 - Joint Base Langley –Eustis
 - Realtor Input
- Legal
- Community Development
- Zoning
- What's Next

Background

- Hampton's proactive approach
 - 1970's through today
 - Zoning & ordinance
 - Joint Land Use Study's
 - Land Acquisitions
 - F-22 Formal Training Unit (FTU)

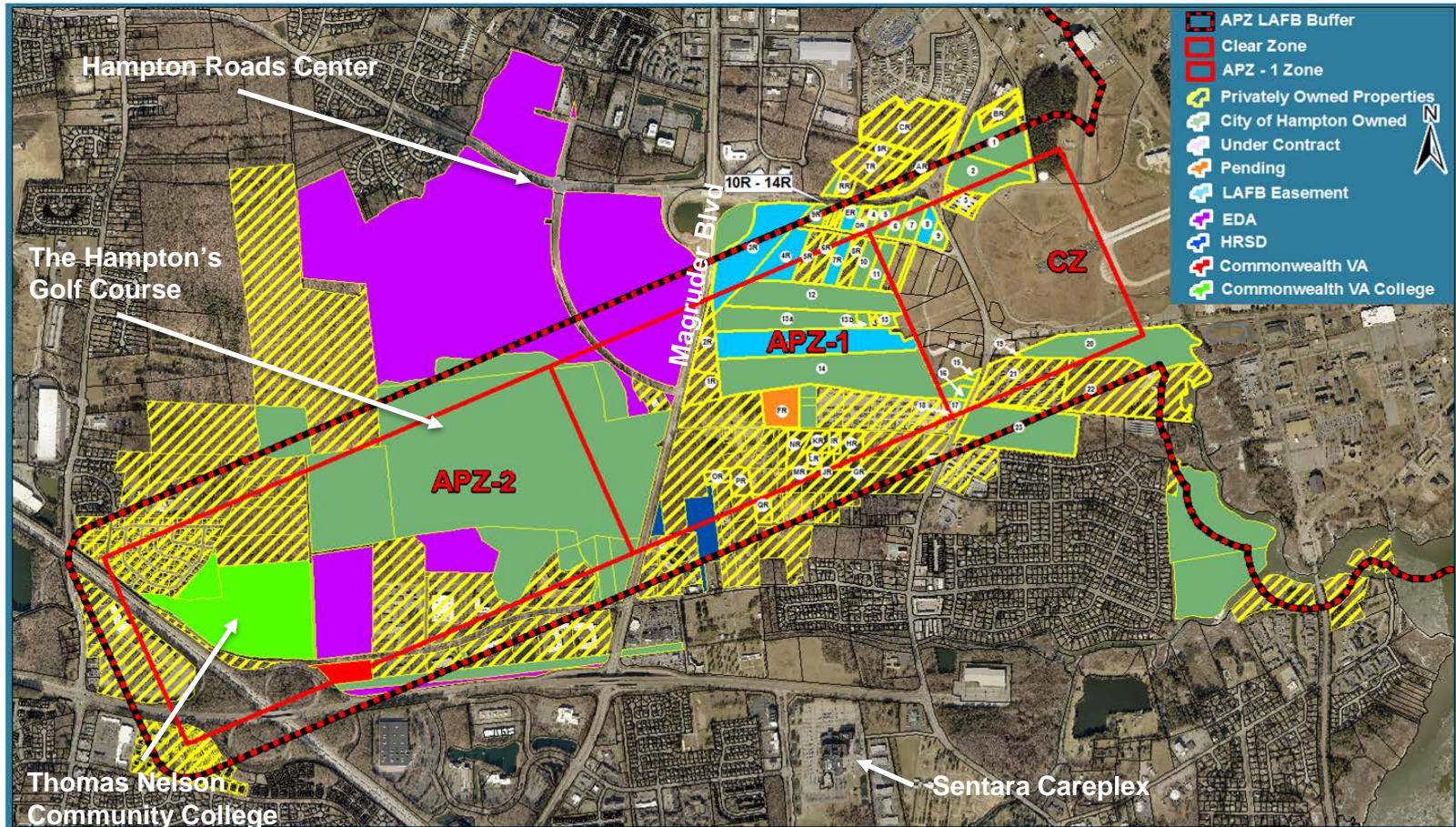


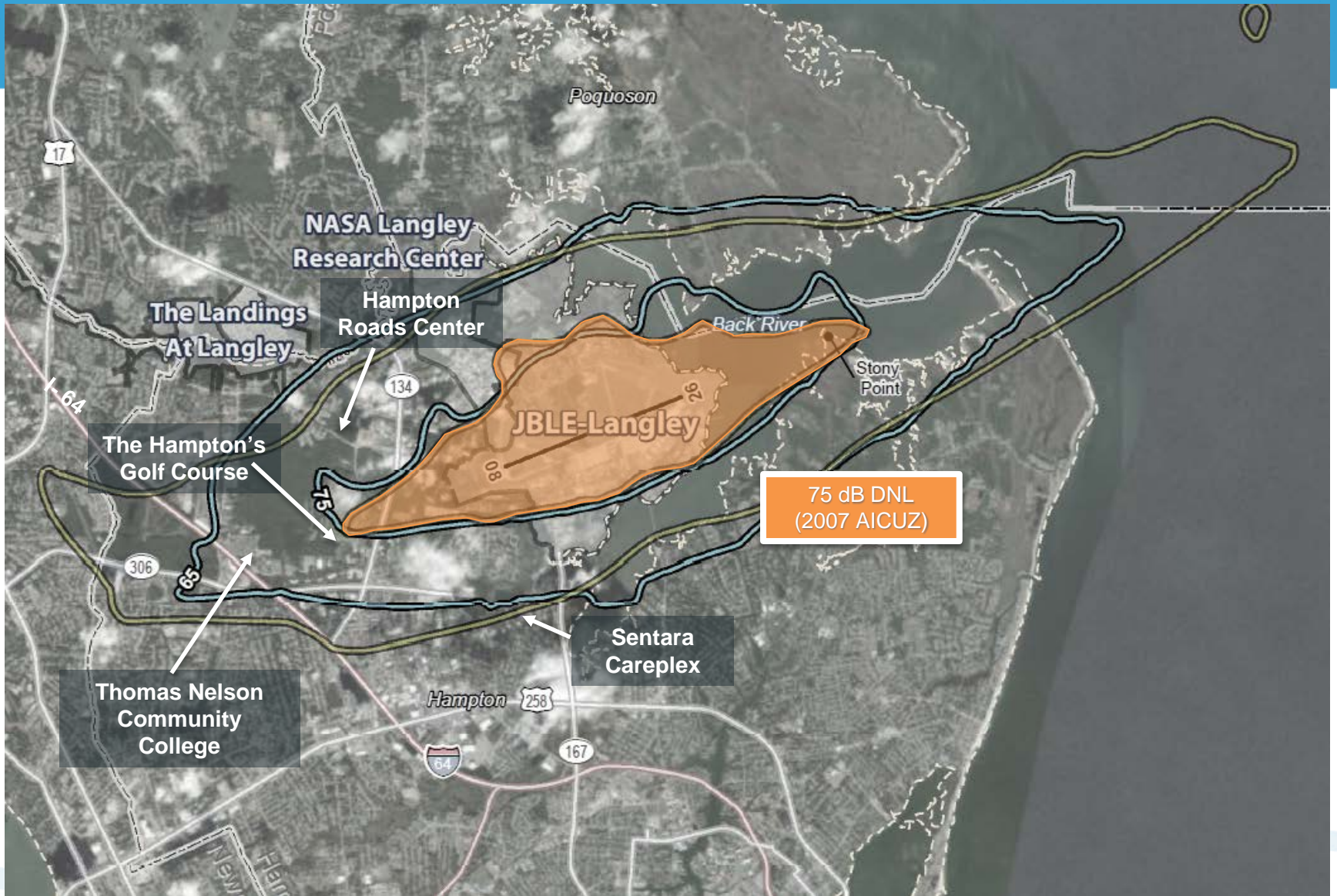
Air Installation Compatible Use Zone (AICUZ)

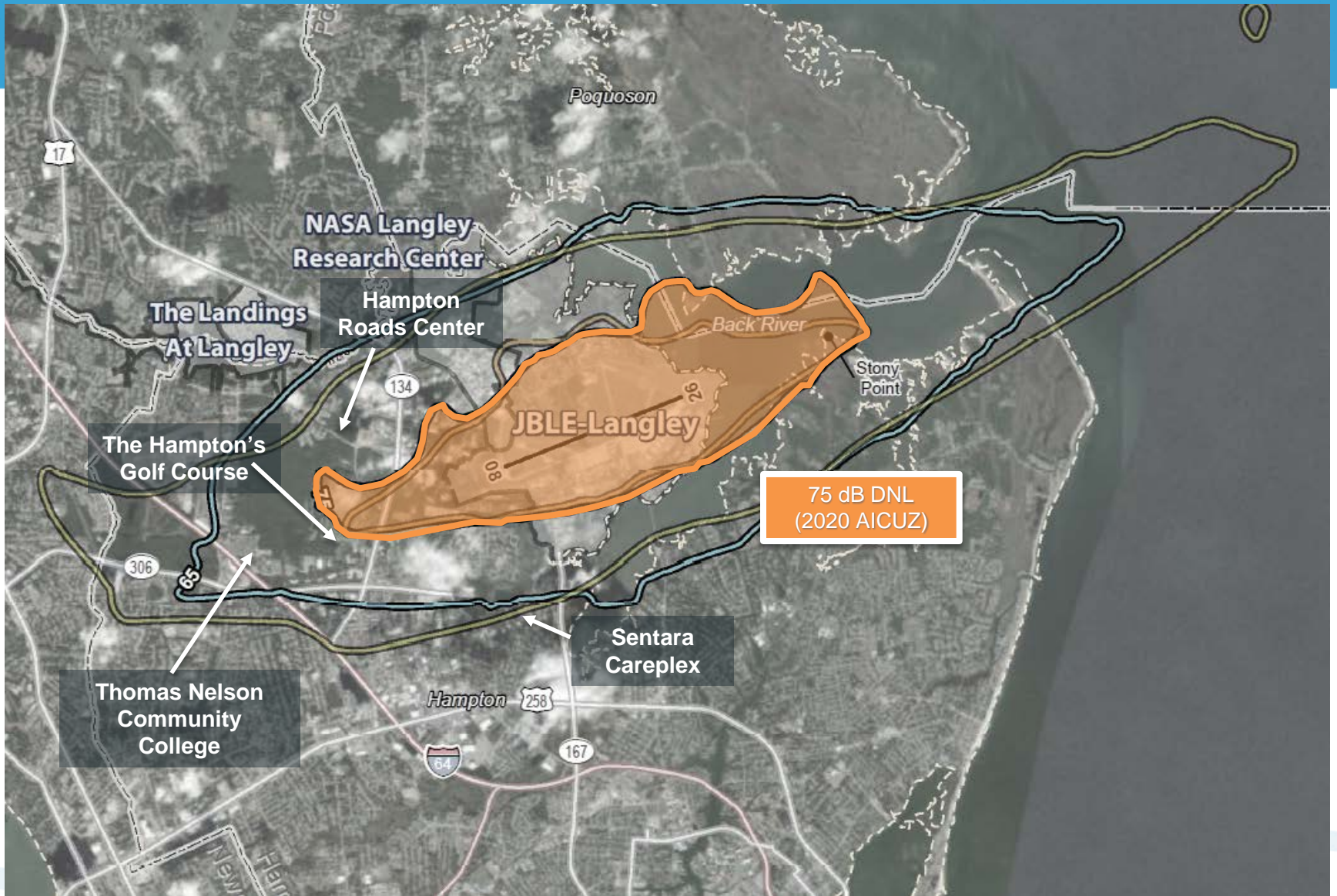
- Defines areas around the installation related to flight operations
 - Clear Zones (CZs), Accident Potential Zones (APZs), and noise contours,
 - Provides recommendations for development compatible with flight operations

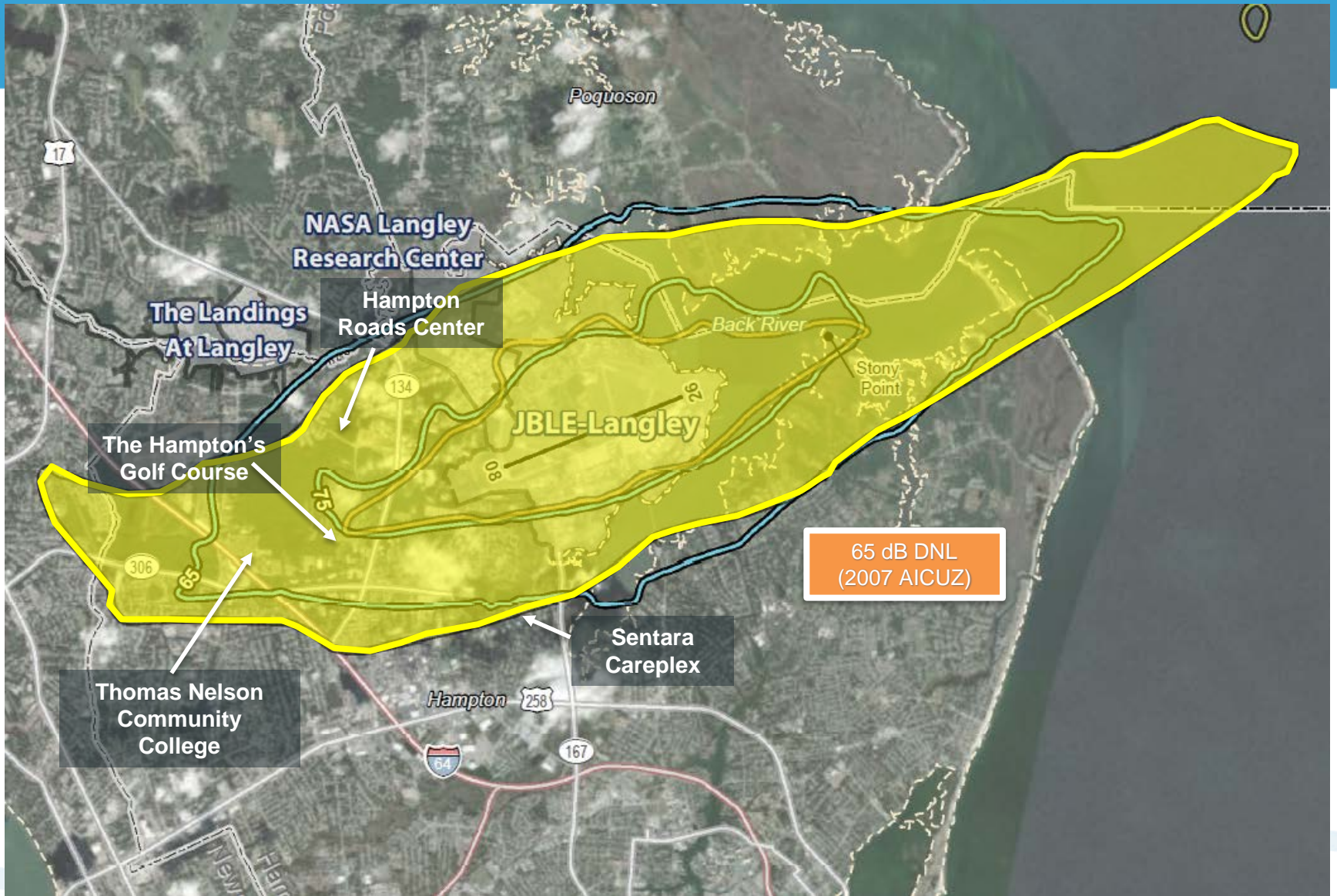


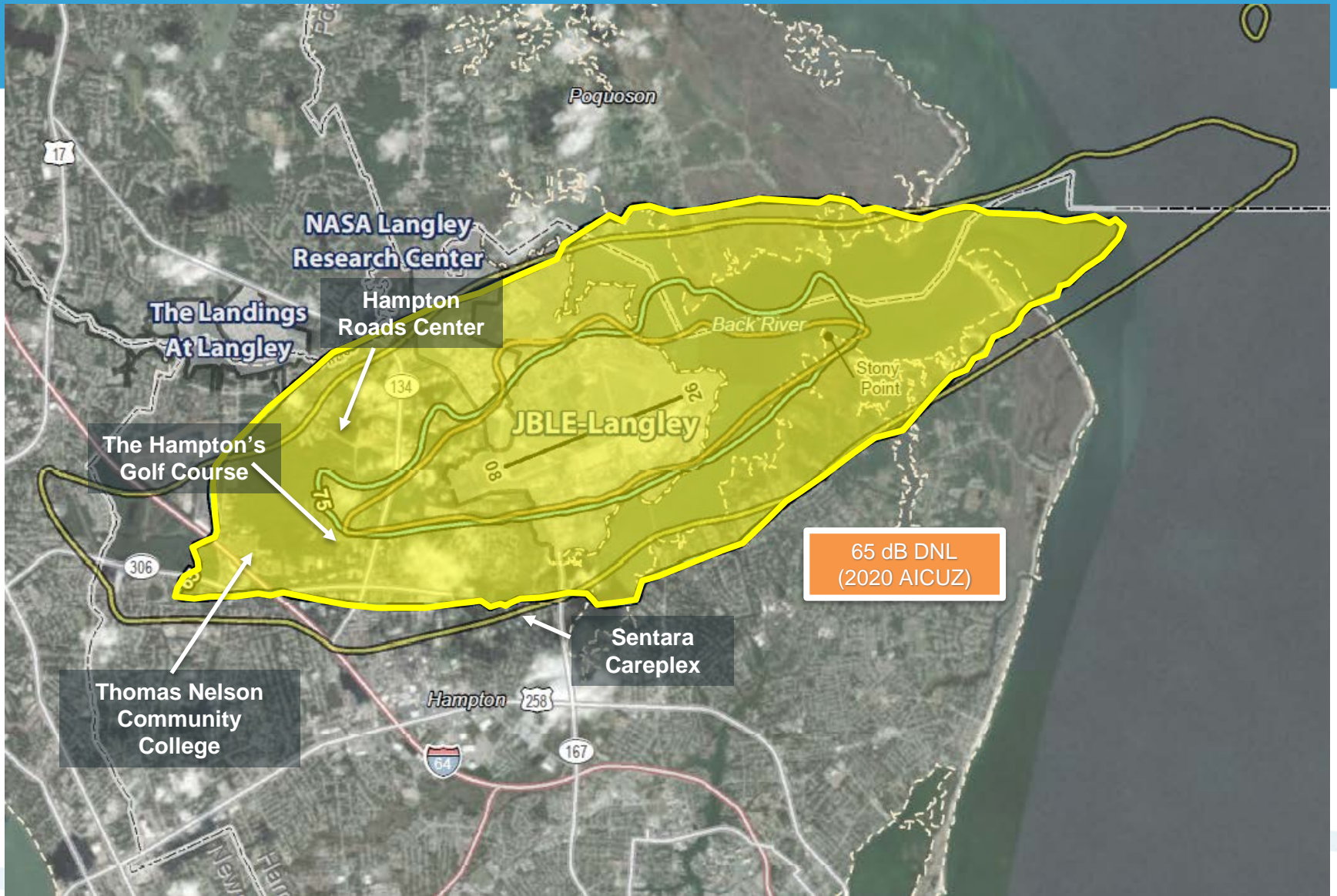
Area of Interest

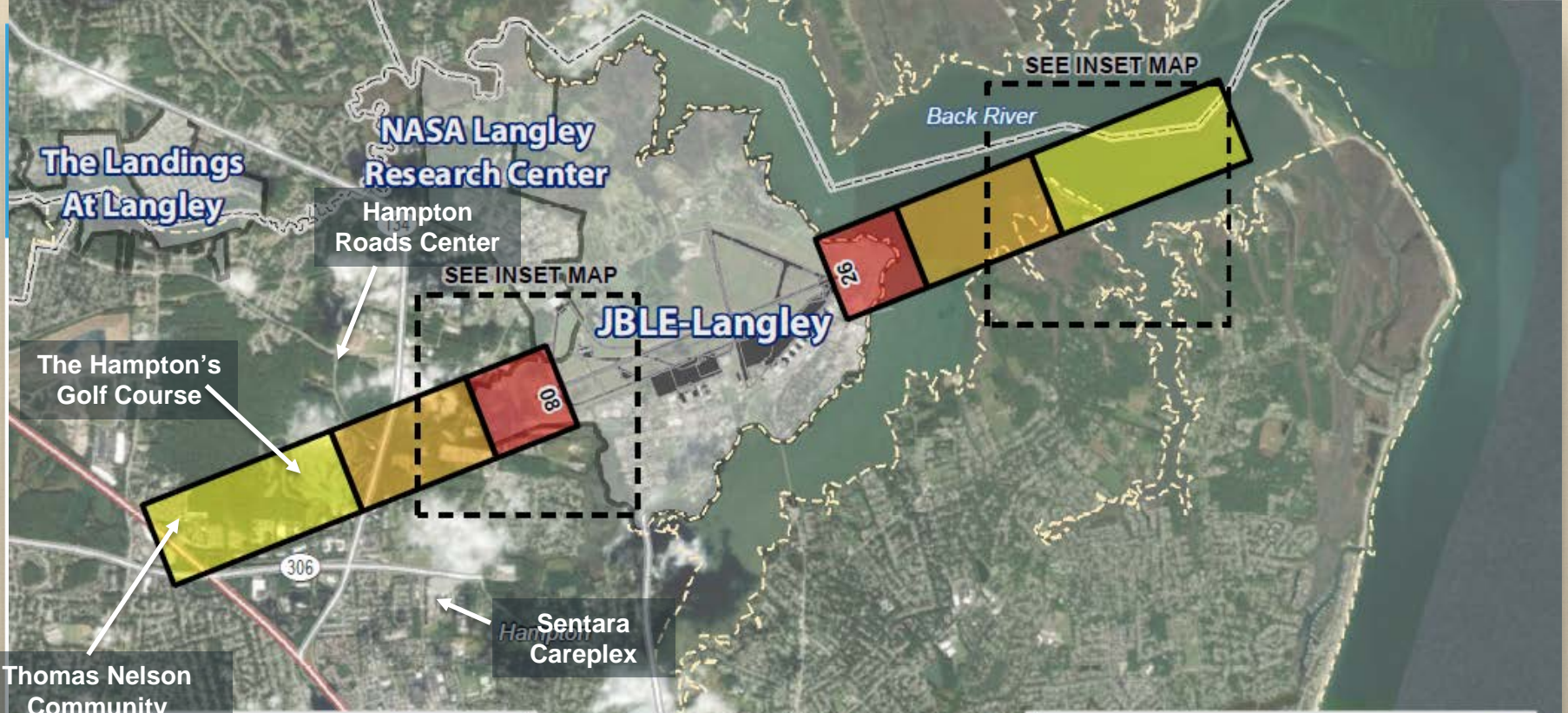






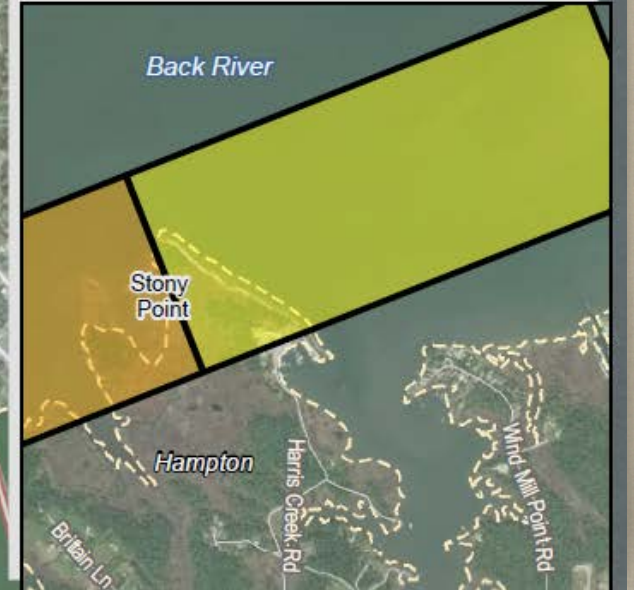
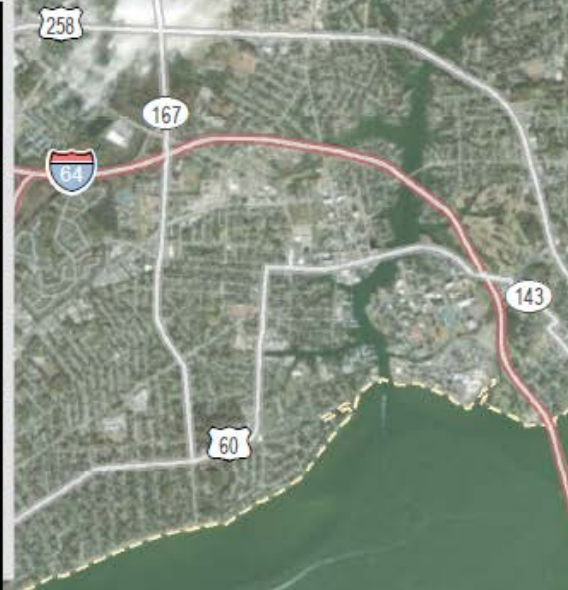
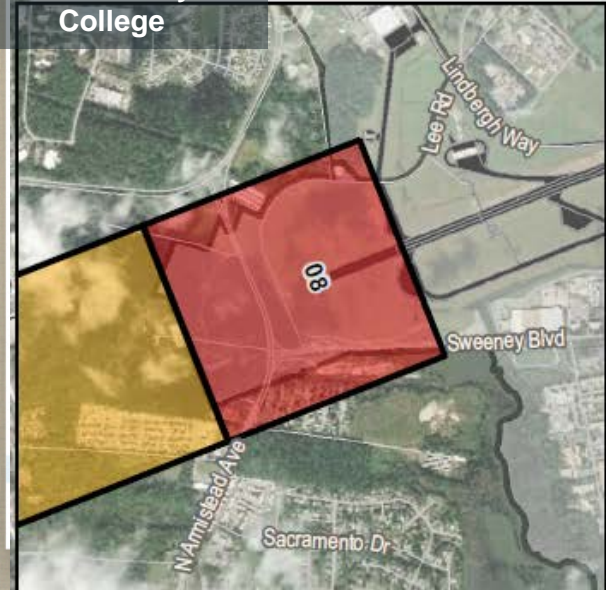




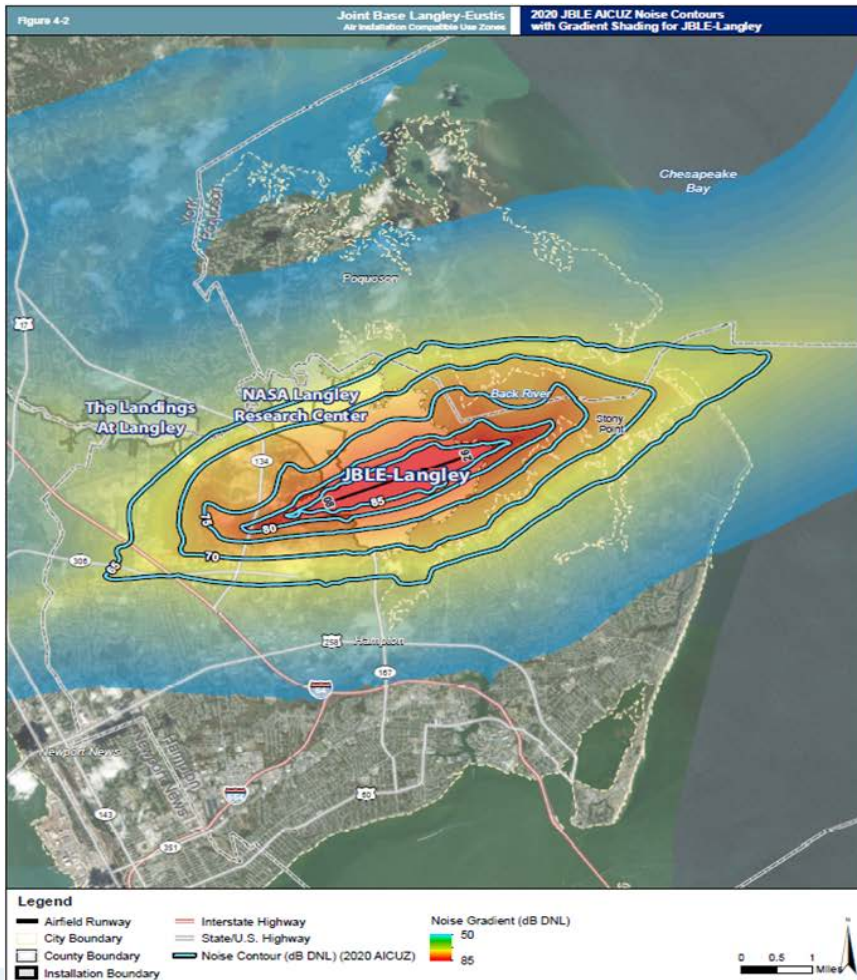


The Hampton's Golf Course

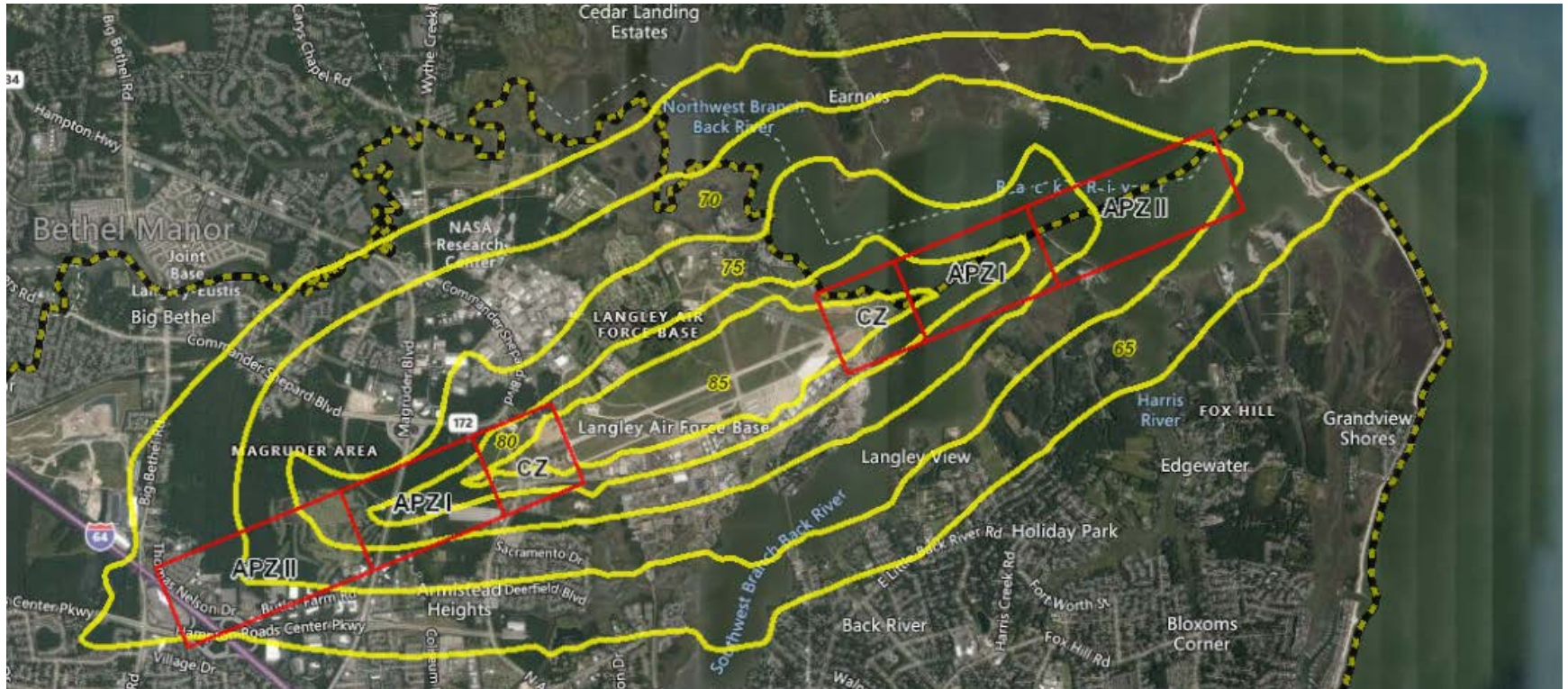
Thomas Nelson Community College



AICUZ Map



2020 AICUZ Overlays



Joint Base Langley – Eustis (JBLE) Langley Air Force Base



JBLE- Langley Representatives

- Mr. Travis Willer;
 - Installation Lead Community Planner
- Lt Col Robert “Rex” Brooks
 - Deputy Commander, 1st Fighter Wing, Operations Group



Community Realtors

- Peggy Todd, Realtor & Neighborhood Commissioner
- Susan Gaston, Chief Advocacy Officer for the VA Peninsula Association of Realtors



City Staff Updates

- Bonnie Brown
- Hannah Sabo
- Steve Shapiro



Key Legal Elements

- The City and Langley Air Force Base have implemented recommendations from the 2010 JLUS through legal mechanisms, including local ordinances and agreements
- Key legal requirements include:
 - Required real estate disclosures
 - City Code and State Code
 - Regulation of land uses
 - Community Plan and Zoning Ordinance
 - Regulation of building construction
 - Building Code and City Code

Key Legal Elements

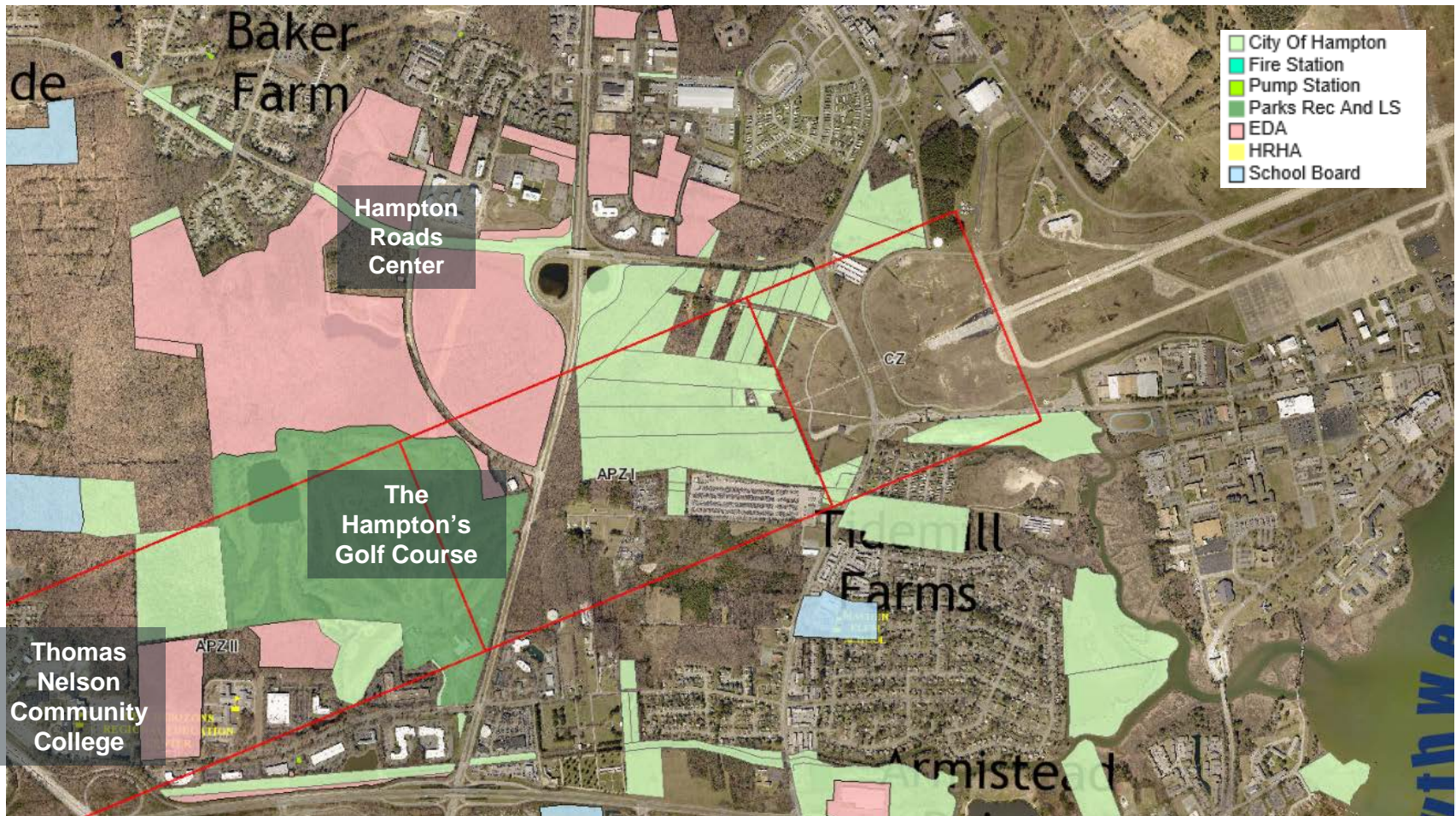
- The City and LAFB entered into an MOU in 2012 governing how the City will respond to discretionary development applications for land lying within AICUZ
- Recommend updating the MOU based upon the expanded mission

Real Estate Disclosures

- In order to communicate impacts associated with purchasing and developing property located in proximity to LAFB, both the Code of Virginia and Hampton City Code require a disclosure
 - § 55.1-704. Required disclosures pertaining to a military air installation

“The owner of residential real property located in any locality in which a military air installation is located **shall disclose to the purchaser whether the subject parcel is located in a noise zone or accident potential zone, or both, if so designated on the official zoning map by the locality in which the property is located...**”

City Owned Parcels



Community Plan

- Local & regional importance of Langley Air Force Base to the economy and as an employer
- Coordination with LAFB
 - Required by 2012 MOU between City and LAFB
- Recommends limiting permitted development based on certain AICUZ boundaries

Zoning Regulations

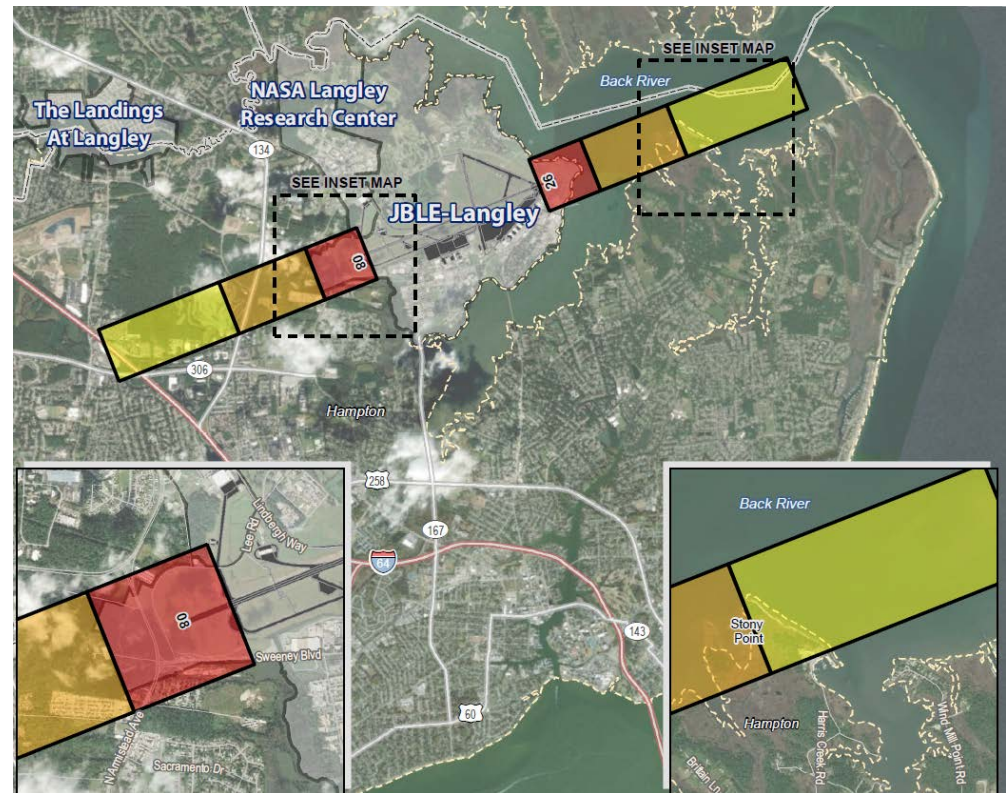
- Overlay districts – discretionary development regulations for zoning (ex. UP, RZ, PCA, plan amendments)
 - **Noise zone** contours designated on the zoning map (2020 changes)
 - **Accident potential zones** designated on the zoning map (no changes)
- **LFA base districts** regulations

Accident Potential Overlay Zone (no change)

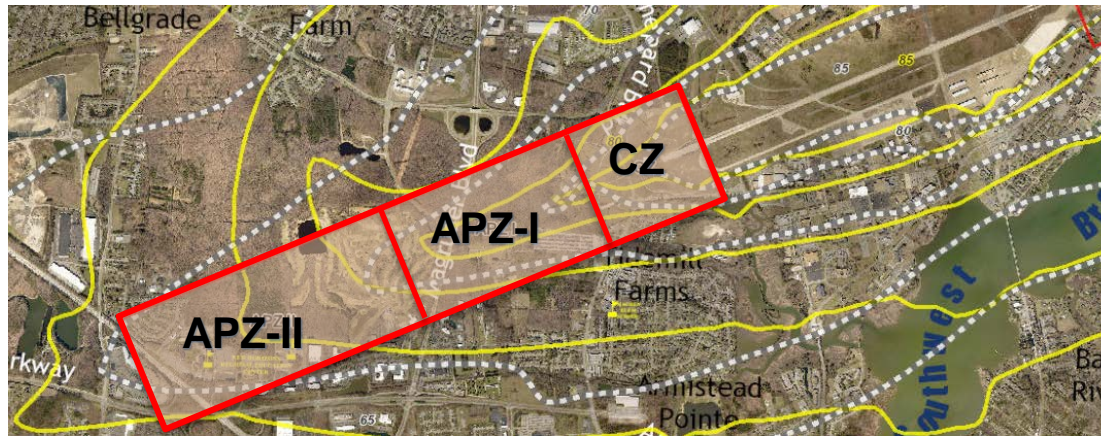
- **CZ—Clear zone**
possesses a high potential for accidents

- **APZ-I—Aircraft accident potential zone I**
possesses a significant potential for accidents

- **APZ-II—Aircraft accident potential zone II**
possesses a measurable potential for an accident



APZ Overlay Zoning Regulations (no change)

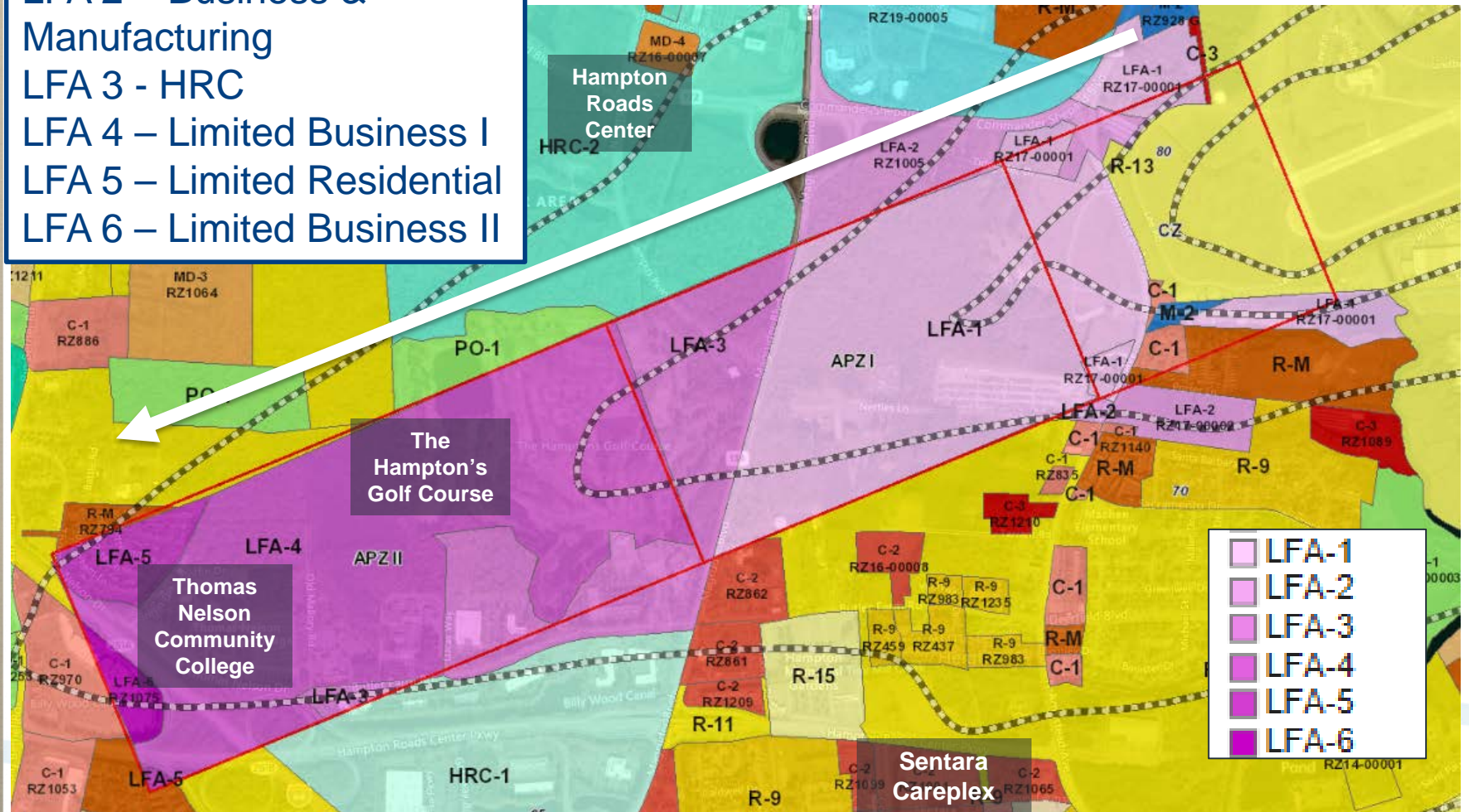


Discretionary Development Examples*	Clear Zone	APZ-I	APZ-II
Single family dwellings	N	N	Y
Multifamily dwellings	N	N	N
Manufacturing of food	N	N	Y
Manufacturing of apparel	N	N	N
Lumber and wood products	N	Y	Y
Retail general	N	N	Y

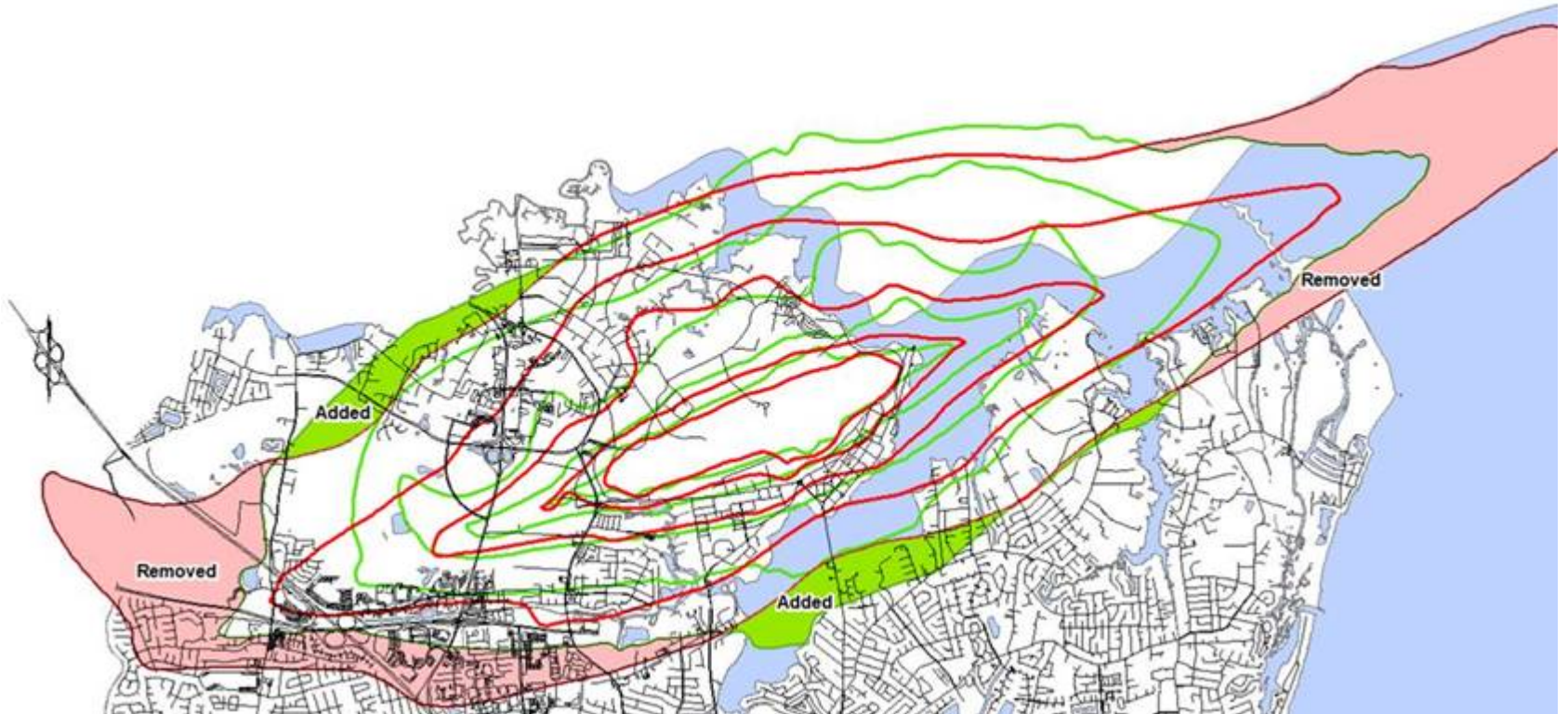
*Building Code regulations are not discretionary

Langley Flight Approach Base Districts (no change)

- LFA 1 – Manufacturing
- LFA 2 – Business & Manufacturing
- LFA 3 - HRC
- LFA 4 – Limited Business I
- LFA 5 – Limited Residential
- LFA 6 – Limited Business II



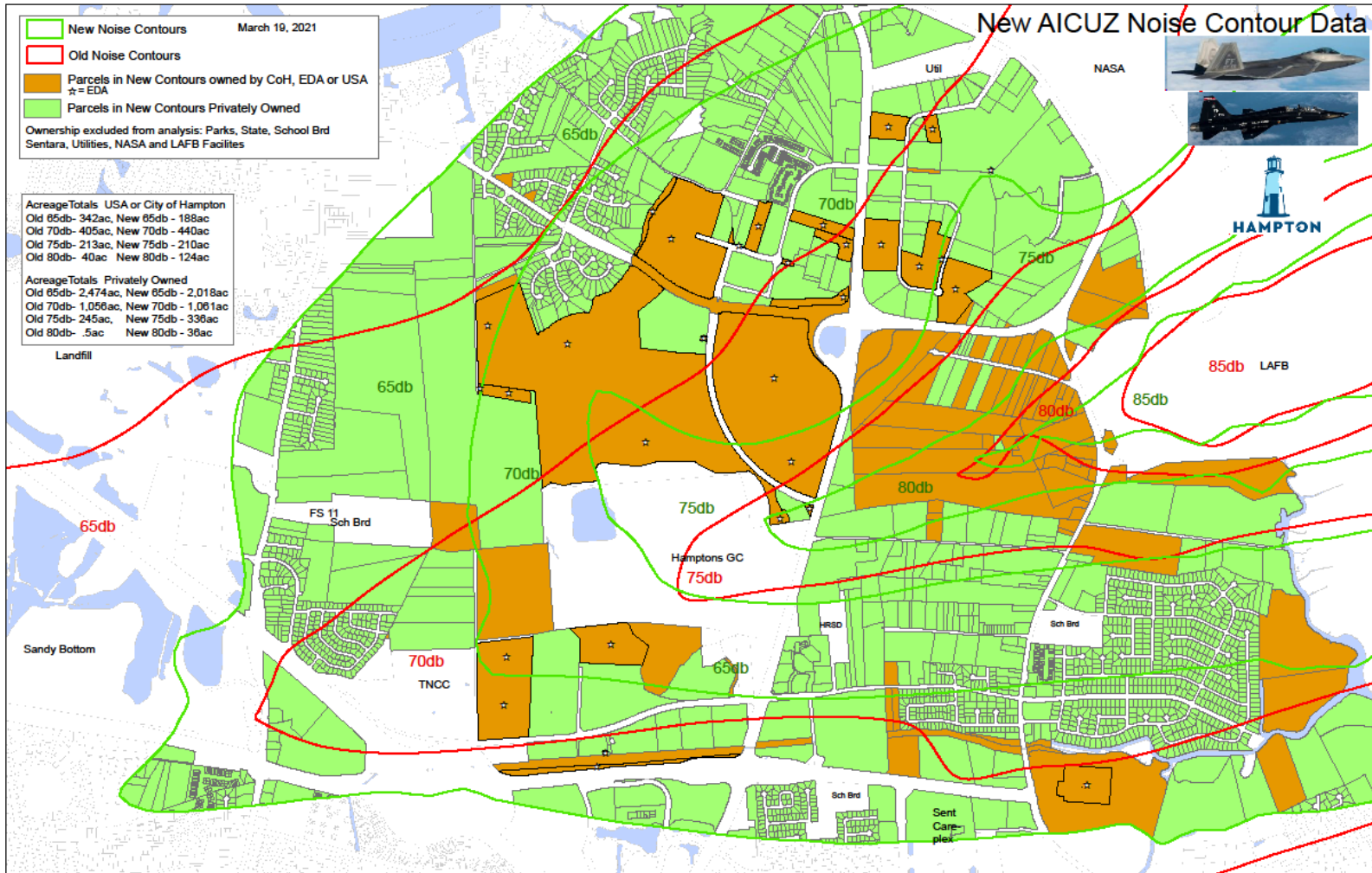
Changes in Acreage



Changes in Acreage

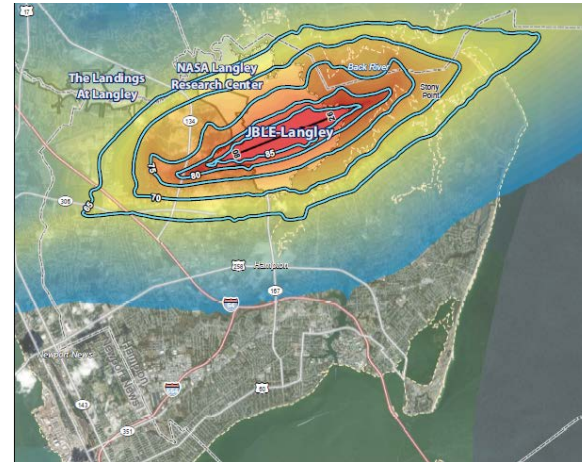
- Total Acreage Change
 - 353.5 acres removed
 - 29 acres U.S. & City Property removed
 - 324.5 acres other property removed
- Acreage ≥ 70 db
 - 47 acres U.S. & City removed
 - +131.5** acres other property

Noise Zone Changes



Noise Zone Overlay

- 65 to 69 dB DNL
- 70 to 75 dB DNL
- >75 dB DNL



Discretionary Development Examples*	70-75 dB DNL	>75 dB DNL
Residential & Related	N	N
Manufacturing	Y	Y
Services – Hospital	Y	N
Educational Services	Y	N
Religious Facilities	Y	N
Agriculture (except livestock)	Y	Y

*Building Code regulations are not discretionary

Building Code/ City Code Regulations

- Noise contour districts (65-69dB, 70-74dB, 75 or greater) shown as a layer in City's GIS system.
- Sound Transmission Control (STC) values specified for exterior wall and roof ceiling assemblies; doors and windows in the Building Code
- Values vary based on which noise contour district (65-69dB, 70-74dB, 75 or greater) structure is located
- The higher the number of decibels, the greater the STC rating needed
- Readily available doors and windows as well as common exterior wall assemblies and roof/ceiling assemblies meet the 65-69 dB requirement

Takeaways

Base Districts – No change

Accident Potential Overlay Zones – No Change

Noise Zone Overlays - District lines updated

- *Single family dwellings* must comply with building code for additions and new construction
- *Legally established uses* may continue
- *By right uses*: no change to by right status, must comply with building code for additions and new construction
- *Uses requiring a Use Permit* may be restricted:
 - 70-75 dB DNL
 - Restricts residential
 - Majority of commercial & manufacturing are still permitted
 - >75 dB DNL
 - Additional places of assembly and outdoor uses restricted

Building Code – STC rated assemblies for certain uses

What's Next?

Late Spring through Summer

- MOU needs to be updated
- Community Plan Amendment
- Zoning Ordinance Amendment
- City Code Amendment
- Zoning Map Amendment

Questions?