



DEPARTMENT OF THE NAVY
NAVAL AIR STATION OCEANA
1750 TOMCAT BOULEVARD
VIRGINIA BEACH, VIRGINIA 23460-2191

5740
N00PP
October 10, 2023

The Honorable Robert Dyer
Mayor
City of Virginia Beach
2401 Courthouse Drive
Virginia Beach, VA 23456

Dear Mayor Dyer:

SUBJECT: CONDITIONAL REZONING APPLICATION – SILO AT SOUTHERN PINES

I am writing at the request of City Manager Patrick Duhaney to state the U.S. Navy's position concerning the conditional rezoning application, noted above. I understand that this application will soon come before you and the members of the Virginia Beach City Council, and that questions may remain concerning the application's adherence to Article 18 of the Virginia Beach Zoning Ordinance, Special Regulations in Air Installations Compatible Use Zone (AICUZ).

As you know, Article 18 was enacted by the Virginia Beach City Council following the 2005 Hampton Roads Joint Land Use Study (JLUS) as a means to ensure compatible development around Naval Air Station (NAS) Oceana. Together, members of the Virginia Beach and NAS Oceana staffs, known as the Joint Review Process (JRP) group, routinely review applications and provide a statement highlighting whether an application adheres to the requirements of Article 18, and if not, why not. Such JRP statements are included in your municipal staff reports.

I have reviewed the JRP statement for The Silo at Southern Pines, and discussed the matter with my staff. I can say that the statement in its most important aspect is correct: the proposed residential units will be located outside the 65 to 70 decibel Day-Night Average noise zone, and therefore not within that portion of the AICUZ overlay known as the Interfaculty Traffic Area. To be clear, the Navy/Virginia Beach JLUS collaboration is, and always has been, exclusively concerned with zoning regulations inside the AICUZ overlay. I therefore have no objection to this application, as it in no way contradicts or violates the terms of Article 18.

The JRP statement also notes the elements to be considered when calculating a development's density. I believe this information was included to highlight the fact that a property's location within an AICUZ area is not an element identified to be considered in a density calculation. However, what these density elements are, and how they are interpreted and applied, are solely the business of the City of Virginia Beach. I therefore have no opinion concerning this aspect of the application.

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Lastly, please allow me to reassure anyone who believes that this application endangers NAS Oceana, or the U.S. Navy's relationship with the City of Virginia Beach. This cannot be the case as the application complies with AICUZ zoning regulations. More importantly, the record of nearly 18 years of cooperative collaboration between Virginia Beach and NAS Oceana clearly supports the City's commitment to maintaining the long-term operational viability of the Navy's East Coast Master Jet Base, a vital element of our national defense.

My point of contact for this matter is Mr. John C. Lauterbach, who can be reached at (757) 433-2577 or via e-mail at john.c.lauterbach.civ@us.navy.mil.

Sincerely,



S. V. DJUNAEDI
Captain, U.S. Navy
Commanding Officer

Copy to:
Virginia Beach City Manager