

Board of Supervisors

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Gary F. Snellings

C. Douglas Barnes
Interim County Administrator

Community & Economic Development Committee Meeting AGENDA

November 1, 2016 – 12:00 Noon
Conference Room A/B/C, Second Floor

Committee Members: Chairman Wendy Maurer, Gary Snellings and Bob Thomas

Agenda Item	
1.	Ordinance Amendment for Enforcement of Zoning Violations
2.	Regional Joint Land Use Studies Implementation Update
3.	Consider a Reclassification of Parcels in the Falmouth Redevelopment Overlay Zoning District
4.	Update On-site Sewer Regulations – FABA Comments
5.	Consider the Creation of a New Zoning Category for Age Restricted Apartments
6.	Consider a Memorandum of Understanding with the EDA regarding Economic Development incentive agreements

CEDC11012016agenda



Current Situation

- CEDC requested information for discussion on options for enforcement of code violations
- Currently enforcement of code violations is done by issuance of notice of violation
 - Sent by certified mail and/or posted by sheriff, can be time consuming
- Discussion on method that may be more efficient for compliance with code provision

Proposed End State

- Compliance with county code in an efficient and timely manner
 - Issuance of tickets will provide immediate knowledge of monetary fine and court date
 - Amend county code to provide for such enforcement measures
 - All amendments and method of enforcement will comply with provisions of state code

Request for the CEDC Committee/Board of Supervisors

- Consideration should be given to style of enforcement
 - Proactive with predetermined fines and court dates for violations
 - Less active with requests for compliance without set fines or court dates
- Request by CEDC for next meeting
 - Canvas neighboring Counties on methods of enforcement

Benefits to the County

- Immediate knowledge of monetary consequence of violation and court date
- Present a proactive approach to enforcement of the provisions of the County Code

Enforcement

Current Time line for enforcement:

- Zoning Violations – 30 days to comply
- Inoperative motor vehicles – 15 days to comply
- Trash/solid waste - 10 days to comply

- Do we want these timelines to be all the same? Will require code changes

Current Enforcement process:

- ***Inoperative vehicles*** - issue notice of violation with a required time frame, if compliance is not met, vehicle can be towed, violator billed for cost Chapter 15
- ***Trash/solid waste*** - issue notice of violation with a required time frame, if compliance is not met, remove trash and bill violator Chapter 21
- ***Zoning Violation*** - Cite violation, provide criteria for compliance, no compliance issue summons to court. Chapter 28
- ***Suggested: issue a notice of violation with a fine and court date on the summons for each type of violation. The fine may be paid or contested, if the fine is paid the violator is assuming validity of the notice and needs to correct the violation***

COMPARISON CHART

Jurisdiction	Zoning Violation	Trash Violation	Inoperative Vehicle
Stafford – Civil penalties	Notice to comply, 30 days, court	Notice to comply, 10 days , remove trash, bill violator	Notice to comply, 15 days, towed, billed for cost
Prince William, criminal and civil penalties	Criminal, Notice to comply, 30 days, court*	Civil, Notice to comply, 30 days, court*	Civil, Notice to comply, 30 days, court*
Spotsylvania Criminal penalties	Notice to comply, 30 days, court	Notice to comply, 7 days, court, class 2 misdemeanor	Notice to comply, 14 days, court, class 1 misdemeanor
Caroline Criminal penalties	Notice to comply, 30 days, court	Notice to comply, 30 days, court	Notice to comply, 30 days, court
Henrico – criminal and civil	Notice to comply, 30 days, court	Notice to comply, 30 days, court	Notice to comply, 30 days, court

*Each jurisdiction works with the violator to achieve compliance, court proceedings are only pursued if the violator does not show acceptable progress towards compliance.

<u>Current Situation</u>	<u>Proposed End State</u>
<ul style="list-style-type: none"> The Board adopted the Quantico Joint Land Use Study (JLUS) in August 2014. The purpose of the JLUS is to promote compatible community growth while supporting military training and operational missions (executive summary attached). In 2016, the Commonwealth of Virginia commissioned Matrix Design Group to develop a study that would assess compatible development for six military installations statewide and their host communities The purpose of this initiative is to develop a unified approach to carry out statewide JLUS recommendations most appropriate for a statewide response. The study (Included as electronic attachments in the Committee/Board Packages) includes goals and recommendations 	<ul style="list-style-type: none"> Provide comments to the Secretary of Veterans & Defense Affairs regarding the study, including goals and recommendations presented
<u>Request for the CEDC Committee/Board of Supervisors</u>	<u>Benefits to the County</u>
<ul style="list-style-type: none"> Request the CEDC to discuss and refer study to Board and Quantico Regional Executive Steering Committee (QRESC) Request the Board and QRESC to provide comments to Secretary of Veterans & Defense Affairs Deadline for comments is December 2, 2016 Request Board action by November 22 Request QRESC action at their next meeting on November 30 	<ul style="list-style-type: none"> Assists with implementation of the Quantico JLUS recommendations with regard to State enabling legislation Provides a mechanism to address common military-community related land use planning conflicts and achieve the goals identified in this report

Marine Corps Base Quantico Joint Land Use Study

Final June 2014

Stafford County
Prince William County
Fauquier County
Marine Corps Base Quantico



This study was prepared under contract with County of Stafford, Virginia, with grant support from the Office of Economic Adjustment, Department of Defense. The content of this document reflects the views of Stafford County and the study partners and does not necessarily reflect the views of the Office of Economic Adjustment.

The MCB Quantico Joint Land Use Study (JLUS) is a cooperative land use planning initiative between the Marine Corps, Stafford County, Prince William County, and Fauquier County, as well as others responsible for planning, development and communications in the region. The JLUS was prepared with assistance from a number of individuals. Two committees – a Policy Committee and a Technical Advisory Committee – have guided the study and support its findings.

This document serves as an on-going framework for those local governments and military actions necessary to encourage compatible community growth around MCB Quantico and improve the quality of life in the surrounding communities.

Acknowledgements

JLUS Policy Committee Members

Col Roarke Anderson, MCB Quantico
Kevin Brown, Town of Quantico
Maureen Caddigan, Prince William County, Vice-Chair
Daniel Choike, Stafford County
Mike Coleman, Office of the Virginia Secretary of Veterans Affairs and Homeland Security
Wally Covington, Prince William County
Dell Ennis, Fauquier County
Col David Maxwell, MCB Quantico
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Ty Schieber, Stafford County, Chair
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JLUS Technical Advisory Group Members

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Kathy Baker, Stafford County, Chair
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Dave Capaz, Stafford County
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Joe Winterer, MCB Quantico

Consultants

AECOM
Rinker Design Associates
Travesky and Associates, Ltd.

MCB Quantico Joint Land Use Study

Executive Summary

Marine Corps Base Quantico is called the “Crossroads of the Marine Corps” and trains every U.S. Marine Corps officer serving in the Marines. It covers approximately 93 square miles and straddles four jurisdictions in Northern Virginia: Stafford, Prince William and Fauquier Counties and the Town of Quantico. MCB Quantico is also a significant contributor to the regional economy, with an economic benefit of approximately \$5.9 billion recorded in fiscal year 2011. The base is physically divided by the Interstate 95 and U.S Route 1 corridor in one of the fastest growing and most congested parts of the state. In addition, in response to the 2005 Base Realignment and Closure (BRAC) legislation, MCB Quantico was a designated receiving site and has recently grown by over 2,700 personnel as a result of realigned defense investigative agencies on the West Side of the base.

These factors have encouraged the three counties surrounding the base - Stafford County, Prince William County, and Fauquier County - and MCB Quantico to collaborate on this Joint Land Use Study (JLUS). The JLUS is sponsored by Stafford County using a community compatibility grant program administered by the Office of Economic Adjustment (OEA) within DoD. The purpose of the JLUS is to balance military operations with economic development and growth objectives of the surrounding communities. Increased growth is a key priority for these communities but can also increase the

potential for complaints about military operations and can build pressure to modify base operations in ways that could negatively affect the training mission of the base. This study brings the communities and the base together to collectively discuss and cooperate on ways to minimize any adverse effects of growth both within the base boundaries and outside. Through this cooperative effort, the quality of life in the communities will be improved and the overall mission of the base protected for the benefit of all.

The JLUS has been conducted over an approximately 18-month period from January 2013 to June 2014. It has involved two committees established to oversee the planning process - a Policy Committee of elected officials, the Base Commander and a representative from the Virginia Governor’s Office, and a Technical Advisory Group (TAG) consisting of planning directors, county managers and other technical experts in environmental, transportation, public affairs and other issues potentially affected by the relationship between the base and the surrounding jurisdictions. The Committees have met almost a dozen times with the JLUS consultant team over the last year and a half to conduct a detailed land use analysis of the region and to develop recommendations for future steps to address growth and development issues affecting both the base and the jurisdictions.

The JLUS is designed to promote desired community growth while supporting military training and operational missions at MCB Quantico.

Source: Stafford County (RFP for Marine Corps Base Quantico JLUS), September 2012

In addition, public meetings were held in all three counties during the planning period to receive citizen input and comment on the planning analysis and draft materials being developed for the final study.

Using this input, the JLUS was prepared with the following six sections included:

1. **Introduction** describing the methodology and process;
2. **Study Area Profile** providing a summary description of the base and region;
3. **Plans and Programs** describing planning tools and policies relevant to

the study for each jurisdiction, as well as at the regional and state level;

4. **MCB Quantico Military Operations** describing internal functions and plans, as well as ordnance and air operations potentially affecting the adjacent communities
5. **Military Influence Area Analysis** summarizing the extent of the area affected and potential land use compatibility recommendations;
6. **Implementation Plan** of recommendations to address impacts and compatibility issues associated with MCB Quantico.

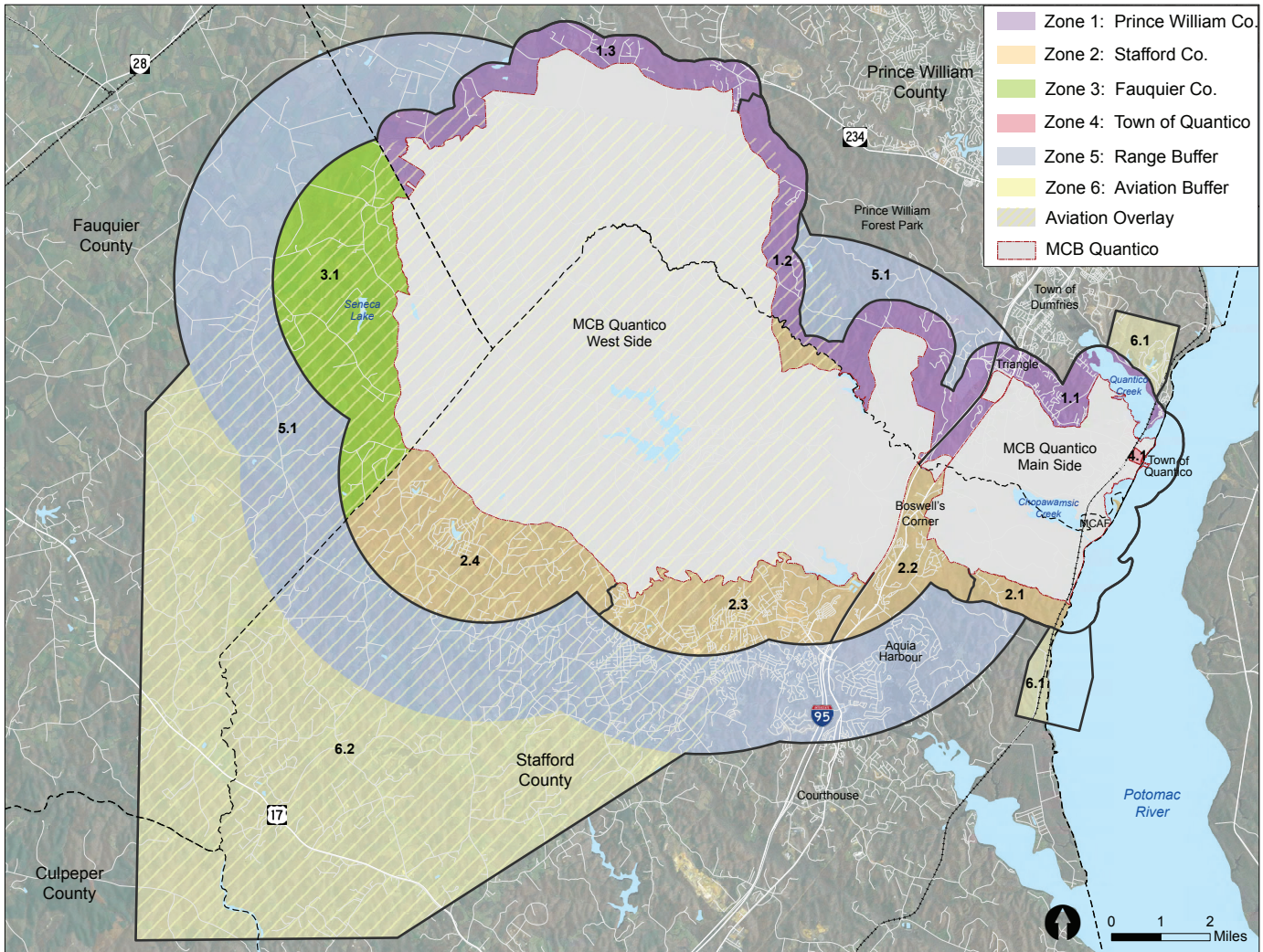


Figure ES.1 Military Influence Area Zones

Sources: Counties of Fauquier, Prince William, and Stafford, MCB Quantico, 2013

A key result of the JLUS is included in Chapter 5, the Military Influence Area Analysis. Due to the size and complexity of land uses on MCB Quantico, the degree to which activities on base affect the adjacent communities varies significantly from one location to another. Therefore, a Military Influence Area (MIA) was developed that is jurisdiction-specific and includes the land uses off base that could reasonably affect, or be affected by, military operations on base. This influence area is shown in Figure ES.1 and includes a number of mapped features, such as noise contours, buffer areas from the ranges, aviation safety zones, and a 3,000 foot notification boundary around the base established by state law. The MIA is further divided into subzones which are appropriate for specific recommendations based on the degree of potential impact experienced from base operations and, conversely, the degree potential land use changes within these areas could affect base operations.

The study has concluded with jointly developed recommendations to address compatibility issues. A number of these are specific to the individual zones included in the MIA described above, while others are more policy oriented and affect the entire region. These recommendations are strategies for enhancing the relationship between MCB Quantico and the surrounding JLUS communities over time. They are not prescriptive but will be implemented at the jurisdiction and base level, following public input and leadership approval for any recommendations affecting land use or policy changes within each jurisdiction. The recommendations fall into eight different categories as follows:

- Coordination
- Communication
- Military Operations
- Transportation Systems
- Utility/ Municipal Services
- Virginia Legislative Initiatives
- Community Development/Planning
- Environmental/Conservation/Open Space

There are a total of 41 recommendations to be addressed over time among the JLUS

partners. These recommendations are included in Table ES.1. A lead organization is assigned to each recommendation to help with its implementation and participating parties are identified including other regional or state level agencies, as appropriate. A timeframe for addressing each recommendation is also provided.

In the case of MCB Quantico, a coordination group was established following the 2005 BRAC among the same JLUS parties included in this study, along with the respective regional planning commissions. This coordinating body was organized very similarly as the JLUS oversight committees and included a Quantico Regional Executive Steering Committee (QRESC) of senior leadership from the jurisdictions and the base, and a Quantico Regional Planning Team (QRPT) of technical staff from the jurisdictions and base. One of the first recommendations in this JLUS is to continue to use this previously established committee structure to help address the JLUS issues identified in this study and included in the recommendations. Military communities undertaking a JLUS do not usually have this type of coordinating body already established. The MCB Quantico region is fortunate that this organizational structure exists and can seamlessly continue the JLUS partnership effort in the years to come.

The JLUS also identified eight critical short-term recommendations to proceed with first. These are listed in Table ES.2 and are deemed to be the most important for implementation in the near-term and the most promising at addressing initial compatibility issues identified during the JLUS process.

As agreed to by all the parties participating in this study, MCB Quantico is a critical asset for the region and the nation. Balancing the base's objectives with the important economic development interests of the surrounding jurisdictions, as documented in this study, is a critical and timely effort to enhance the partnership among these jurisdictions and MCB Quantico for the long-term future.



Coordination (CO)



Communication (CM)



Military Operations (MO)



Transportation Systems (TS)



Utility/Municipal Services (UM)



Virginia Legislative Initiatives (VL)



Community Development/Planning (CD)



Environmental/Conservation/Open Space (EC)

Table ES.1 MCB Quantico JLUS Recommendations

Recommendation		Military Influence Area Zones											
		1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CO.1	Continue to use the Quantico Regional Executive Steering Committee (QRESC) and Quantico Regional Planning Team (QRPT) as the standing mechanism to continue dialogue between MCB Quantico and the three surrounding jurisdictions on issues of mutual concern.												
CO.2	Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.												
CO.3	Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	x	x	x	x	x	x	x	x	x			
CO.4	Incorporate mutual planning process where MCB Quantico and localities can participate in respective planning processes.												
CO.5	Through the QRESC/QRPT or other mechanism (e.g., Joint Round-table, etc.), share information on MCB Quantico space requirements and collaborate on ways to meet these requirements through on and off-base development, such as Enhanced Use Leases (EULs).												
CO.6	Develop a regional dialogue towards mitigation of environmental impacts and resource conservation (on and off base). This could be accomplished as an agenda item(s) through the QRESC/QRPT structure (see 1.1 above), involving regional and local agencies and organizations as appropriate.												
CM.1	Continue and expand range operations notification to as many outlets as possible to inform residents of expected noise and aviation impacts.												
CM.2	Establish a process to correlate noise complaints and comments with range operations. This should include U.S. Marine Corps (USMC), Federal Bureau of Investigation (FBI), Drug Enforcement Agency (DEA) and all other parties using the ordnance and demo ranges.												
CM.3	Ensure the base's communication plan emphasizes community awareness and provides creative opportunities for local community leaders (and the public) to understand mission activities.												
CM.4	Support advocacy groups (e.g., local chambers of commerce and regional affairs groups) within legal, ethical, and fiscal constraints in efforts to promote positive community/base relations. Develop programs of mutual interest specific to MCB Quantico and the surrounding jurisdictions.												

Lead Organization	Participating Partners	Action Steps	Timeframe
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - No action required 	Ongoing
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Amend the Charters to include language recognizing a joint effort to oversee implementation of the JLUS recommendations - Review membership on the committees and amend the Charters accordingly - Review dates, time and locations for QRESC and QRPT meetings as stated in the Charters and amend as needed - Sign the revised Charters to continue the consultation process included in the JLUS 	Short-term
JLUS Counties, Town of Quantico	MCB Quantico	<ul style="list-style-type: none"> - Formalize consultation procedures to obtain base input on all development projects within the defined MIA - Specifically, define which types of projects in the localities will require base consultation (e.g., plan changes, re-zonings, subdivision reviews, etc.) - Seek input from the base and consider the input in decision-making processes as required by the Virginia State Code - Base provides written input on proposals within the required timeframes 	Short-term
JLUS Counties, MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> - Exchange information about upcoming infrastructure studies and plans - Localities/base to modify planning processes to include opportunity for base/community input early on – during development of alternatives and as part of final plan - Involve utilities and public works personnel in discussions 	Mid-term
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Schedule an annual or bi-annual business Round Table or other appropriate forum at a suitable time and place for input from on and off base business leaders 	Mid-term
QRESC/ QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Convene a sub-committee of the QRPT dedicated to environmental issues - Seek input from local environmental organizations or governmental agencies to develop priorities and appropriate consultation topics - Develop a list of regional strategies the group can jointly implement to improve environmental quality 	Mid-term
MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> - Base Public Affairs Office (PAO) to define additional media and social network outlets for notifications - Develop template for notices defining information elements - Localities to include notices on websites and social media venues - Seek feedback on effectiveness of notifications from localities and public (during surveys or other feedback mechanisms) 	Ongoing
MCB Quantico	MCB Quantico, FBI, DEA, Other Tenants Using Ranges	<ul style="list-style-type: none"> - Review current procedures used by the PAO to record comments and complaints received at the base - Work with Range Operations to correlate comments with training schedules - Review results among the two offices and the Training and Education Command to determine if adjustments in training activities are needed or could be considered 	Short-term
MCB Quantico	All JLUS Partners	<ul style="list-style-type: none"> - When appropriate, regularly hold tours for community leaders, particularly after election cycles, to demonstrate ordnance and weapons training and air operations at the base - Depending on staff availability and security procedures, hold open houses or other public visit days to educate community residents and visitors about the MCB Quantico mission 	Mid-term
QRESC/ QRPT	JLUS Counties, Fredericksburg MAC, Quantico-Belvoir Regional Business Alliance, local Chambers of Commerce	<ul style="list-style-type: none"> - Using the QRESC/QRPT structure, designate representative(s) to coordinate with local military advocacy groups to schedule appropriate meetings, forums, business breakfasts/lunches, or other functions to educate leaders about MCB Quantico as well as on-base leadership about business opportunities for MCB Quantico employees and residents off-base 	Ongoing

Table ES.1 MCB Quantico JLUS Recommendations

Recommendation	Military Influence Area Zones											
	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CM.5	Update locality web sites to recognize the base, its mission, its location, links to the MCB Quantico web page, contact information for key organizations, and relevant base activities potentially involving the communities (as provided by MCB Quantico). Expand the MCB Quantico website to better communicate off-base community activities available to on-base personnel.											
MO.1	Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the Range Compatible Use Zone (RCUZ) study with new data and adjust JLUS Military Influence Zone boundaries as applicable.											
MO.2	Review the training requirements to support the size, location and extent of the MCB Quantico Military Operations Area (MOA). Make modifications as necessary to support safety requirements associated with current and projected platforms and training requirements.											
MO.3	Pursue funding or other options as available to provide an on-base ordnance and personnel route to reduce the safety impacts of transporting military ordnance off-base on civilian roads.											
TS.1	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.											
TS.2	Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.											
TS.3	Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.											
TS.4	Using the QRESC/QRPT structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.											
TS.5	Coordinate with Virginia Railway Express (VRE) and AMTRAK on expansion plans to add a third rail line along the CSX rail corridor through MCB Quantico as well as expanded parking options for commuters.											
TS.6	Coordinate with George Washington Regional Commission (GWRC) and other regional bodies to promote car pooling and other ride-sharing programs for MCB Quantico employees.											
TS.7	Pursue expansion of Fredericksburg Regional Transit (FRED) and Potomac & Rappahannock Transportation Commission (PRTC) bus service to employment centers on and off-base in southern Prince William County and northern Stafford County.											

Lead Organization	Participating Partners	Action Steps	Timeframe
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> - Update community websites with links to the base key personnel contact information and noise reporting procedure - Update base website with locality links, noise impacts, and complaint procedures and contact 	Ongoing
MCB Quantico		<ul style="list-style-type: none"> - Seek funding to update the RCUZ - Include noise modeling for peak impulse noise events in the updated RCUZ - Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments as appropriate in response to the RCUZ conclusions and noise modeling results 	Short-term
MCB Quantico		<ul style="list-style-type: none"> - As part of the RCUZ Update process (see Recommendation MO.1), evaluate the existing and projected training requirements for the MOA - Within the QRESC/QRPT structure, review the JLUS recommendations and make adjustments As appropriate in response to the study result 	Mid-term
MCB Quantico	Stafford County, Fauquier County, Congressional delegation	<ul style="list-style-type: none"> - Update preliminary siting for on-base ordinance route based on current and projected range use and locations - Develop Military Construction (MILCON) funding documentation and program this project in an upcoming MILCON cycle 	Long-term
MCB Quantico	JLUS Counties	<ul style="list-style-type: none"> - Issue the TMP draft to Prince William, Stafford, and Fauquier Counties for review when the draft is submitted to the National Capital Planning Commission - The counties should provide reviews and comments on a timely basis 	Short-term
MCB Quantico	Prince William County, NAVFAC, VDOT	<ul style="list-style-type: none"> - Involve Prince William County in the MCB Quantico design discussions related to the Fuller Road and Fuller Gate improvements 	Short-term
NAVFAC	Prince William County, Stafford County, MCB Quantico, VDOT	<ul style="list-style-type: none"> - Identify additional right-of-way (ROW) required for Route 1 expansion - Establish a preliminary agreement for real estate transfers between the base and Stafford County to provide ROW needed for the road and intersection expansion 	Mid-term
QRESC/QRPT	JLUS Counties, MWCOG, NVRC, GWRC/FAMPO, VDOT	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, road and intersection improvements should be discussed on a regular basis to help coordinate improvements among all affected parties (including the regional transportation agencies - Metropolitan Washington Council of Governments (MWCOG), Northern Virginia Regional Commission (NVRC), George Washington Regional Commission (GWRC), Fredericksburg Area Metropolitan Planning Organization (FAMPO) - and Virginia Department of Transportation (VDOT) 	Ongoing
VRE/CSX	MCB Quantico, Prince William & Stafford Counties, Town of Quantico, AMTRAK	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, assign representatives or participate in planning efforts for the 3rd rail expansion through MCB Quantico - Maintain / expand shuttle service to base employment centers from the VRE commuter lot at Quantico as funding and staffing are available 	Mid-term
MCB Quantico	JLUS Counties, GWRC/FAMPO, NVRC, MWCOG	<ul style="list-style-type: none"> - Assign a base representative, or the TMP Coordinator once established, to coordinate with regional and local organizations offering car-pooling service to employment centers within MCB Quantico - Establish websites, kiosks, notice boards and other methods at the base to encourage car-pooling as a commuting alternative 	Mid-term
MCB Quantico	Prince William County, Stafford County, FRED, PRTC	<ul style="list-style-type: none"> - Assign a base representative, or the TMP Coordinator - Coordinate with Prince William County and PRTC to provide bus service to employment centers within MCB Quantico as feasible depending on ridership surveys - Work with Stafford County and FRED to increase bus service through Boswell's Corner and employment centers on Main Side and West Side as feasible depending on ridership surveys 	Long-term

Table ES.1 MCB Quantico JLUS Recommendations (continued)

Recommendation		Military Influence Area Zones											
		1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
TS.8	Coordinate with Federal Aviation Administration (FAA) and Stafford Regional Airport to reduce potential military/civilian airspace conflicts while supporting continued expansion of regional airport.		x	x			x	x	x		x		
TS.9	Coordinate to planning and development of the Potomac Heritage National Scenic Trail segments within the Route 1 corridor in Prince William and Stafford Counties, as well as other feasible bicycle/ pedestrian connections to and from the base.	x	x	x	x	x	x	x		x			
UM.1	Update the utility service agreement between MCB Quantico and Stafford County for shared water & sewer service, including projected MCB Quantico and Stafford growth as part of this update.				x	x	x						
UM.2	Develop a utility services agreement between MCB Quantico and Prince William County Service Authority to support water supply to the National Museum of Marine Corps (NMMC) campus.	x											
UM.3	Using the QRESC/QRPT structure, develop proposals for public-public partnership service agreements between MCB Quantico and the surrounding counties. In the short-term, MCB Quantico and Stafford County should continue their coordination to share Regional Fire Training services and pursue the possibility of a cooperative effort to establish a Regional Fire Training facility.	x	x	x	x	x	x	x	x	x			
UM.4	Consider amending the respective zoning regulations in Prince William and Stafford Counties as applicable to establish height restrictions for tall structures (cell towers, transmission lines, etc.) in Military Influence Area Zones 6.1 and 6.2 to avoid impacts to MCAF Quantico.											x	x
UM.5	MCAF Command Airspace Liaison Officer (CALO) will work closely with the jurisdictions to develop procedures serving the needs of MCB Quantico, MCAF Quantico and the adjacent localities.	x	x	x	x	x	x	x	x	x	x		
VL.1	Following completion of a noise study identifying noise contours, the QRESC should consider recommending amendments to State Code 15.2-2295 to expand the application of noise overlay zones, sound attenuation and real estate disclosure to impacts associated with range noise (not just aircraft noise). The modification should apply to any military installation in Virginia with noise-generating operations (not just air facilities or master jet bases).												
VL.2	Following completion of a noise study identifying noise contours, the QRESC should consider recommendations to amend the Virginia Construction Code 15.2-2286, Chapter 12, to allow the application of appropriate noise attenuation standards for impulsive sounds from small arms, large caliber weapons and demolition activity.												
CD.1	Revise the Comprehensive Plans in Prince William, Stafford and Fauquier Counties to incorporate the JLUS recommendations applicable to the JLUS Military Influence Area Zones 1 through 6.	x	x	x	x	x	x	x	x	x	x	x	x

Lead Organization	Participating Partners	Action Steps	Timeframe
Marine Corps Air Facility (MCAF) Quantico	Stafford County, FAA	<ul style="list-style-type: none"> - Assign a base representative, or through the QRESC/QRPT structure, establish regular communication process between all affected parties to address Stafford Regional Airport expansion plans and to resolve airspace conflict issues affecting aviation operations at MCB Quantico 	Ongoing
National Park Service (NPS)	MCB Quantico, Prince William County, Stafford County	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, coordinate with NPS and the surrounding jurisdictions to plan and develop the Potomac Heritage National Scenic Trail segments near the base - Through the QRESC/QRPT structure, develop access to and from on-base bike/pedestrian facilities, as well as gates for bicyclists and pedestrians, subject to base security requirements - Identify new funding sources and opportunities to include development of bike and pedestrian facilities within existing projects (e.g., Route 1, I-95, etc.) 	Long-term
Naval Facilities Engineering Command (NAVFAC)	MCB Quantico, Stafford County	<ul style="list-style-type: none"> - Base and Stafford County representatives should continue to work together to update and sign this agreement 	Short-term
NAVFAC	Prince William County Service Authority, NMMC, MCB Quantico	<ul style="list-style-type: none"> - Base and Prince William County Service Authority representatives should meet to discuss a potential water service agreement for NMMC 	Mid-term
QRESC/QRPT	MCB Quantico, JLUS Counties, Town of Quantico	<ul style="list-style-type: none"> - Develop a support agreement between MCB Quantico and Stafford County for fire training services - Through the QRESC/QRPT structure, develop proposals for public-public service agreements on other services as determined mutually beneficial 	Short-term
MCAF Quantico	Prince William & Stafford Counties, Town of Quantico	<ul style="list-style-type: none"> - Review current regulations - Review/confirm required MCAF height limits - Revise regulations as appropriate 	Mid-term
MCAF Quantico	JLUS Counties, Town of Quantico	<ul style="list-style-type: none"> - Establish a notification and review process with the base for all proposed tall objects or other infrastructure that could interfere with base aviation operations 	Ongoing
QRESC/QRPT	Virginia Dept of Veterans Affairs & Homeland Security, Virginia Legislature, Local Realty Boards	<ul style="list-style-type: none"> - Complete the updated base noise study as recommended in MO.1 - Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections 	Long-term
QRESC/QRPT	Virginia Dept of Veterans Affairs & Homeland Security/Virginia Legislature	<ul style="list-style-type: none"> - Complete the updated base noise study as recommended in MO.1 - Through the QRESC/QRPT structure, explore the viability and legal details of amending relevant State Code sections 	Long-term
JLUS Counties		<ul style="list-style-type: none"> - For each respective jurisdiction, review and include applicable JLUS maps and recommendations in the next iteration of comprehensive plans or plan updates 	Mid-term

Table ES.1 MCB Quantico JLUS Recommendations (continued)

Recommendation	Military Influence Area Zones											
	1.1	1.2	1.3	2.1	2.2	2.3	2.4	3.1	4.1	5.1	6.1	6.2
CD.2	Based on additional noise data and input from MCB Quantico, consider revisions to the Prince William, Stafford and Fauquier County Comprehensive Plans to define areas that may be suitable for future real estate disclosure, sound attenuation or other measures to mitigate impacts from base operations.	x	x	x	x	x	x	x				
CD.3	Consider amendments to the Stafford County Comprehensive Plan to modify the Military Overlay Zone with allowable residential land uses and densities that are compatible with range operations in Military Influence Area Zones 2.3 and 2.4. Update the Stafford County Zoning Ordinance as necessary to implement any Comprehensive Plan Amendments.					x	x					
CD.4	In collaboration with MCB Quantico, determine the appropriate residential densities in the Boswell's Corner Redevelopment Area that meet County economic development goals and are compatible with MCB Quantico operations. Explore the potential for Boswell's Corner (JLUS Military Influence Area Zone 2.2) to be a TDR receiver site from TDR sending sites in other portions of Stafford County adjacent to the base (JLUS Military Influence Area Zones 2.1 and 2.4). If needed, amend the Comprehensive Plan and Zoning Ordinance accordingly.				x							
CD.5	Based on input from MCB Quantico, develop sound attenuation standards/guidelines for new construction of schools, hospitals, nursing homes, churches and other public buildings or buildings with public gathering spaces in JLUS Military Influence Area Zones 1.2, 1.3, 2.1-2.4 , and 3.1, as applicable.	x	x	x	x	x	x	x				
CD.6	Based on input from MCB Quantico, develop lighting standards/ guidelines that set forth specific requirements for outdoor lighting to reduce impacts on night-time training requirements at MCB Quantico. Apply the ordinance to JLUS Military Influence Area Zones 1.2, 1.3, 2.1-2.4 and 3.1, as applicable.	x	x	x	x	x	x	x				
EC.1	Pursue conservation partnering opportunities through the Readiness and Environmental Protection Integration (REPI) under DoD and through state, local and private conservation efforts (in collaboration with conservation partners) to pursue suitable properties for conservation in JLUS Military Influence Area Zones 1.2, 1.3, 2.1, 2.4 , 3.1 and 5.1.	x	x	x	x	x	x	x		x		
EC.2	Pursue Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs for future land conservation purposes in the three JLUS counties and utilize the programs to transfer development potential out of JLUS Military Influence Area Zones 1.2, 1.3, 2.1, 2.4 and 3.1 once established.	x	x	x			x	x				
EC.3	Using the QRESC/QRPT structure, cooperatively work together on stormwater management and other water quality initiatives for shared watersheds (see Recommendation CO.6).											
EC.4	Through coordination between Prince William County and MCB Quantico, pursue restoration projects along Little Creek to address erosion and flooding issues in this water body and the adjacent properties from Route 1 to the Potomac River.	x										
EC.5	Establish semi-annual or annual planning forums with MCB Quantico and Prince William Forest Park (PWFP) to address issues of mutual concern.	x										

Lead Organization	Participating Partners	Action Steps	Timeframe
JLUS Counties	MCB Quantico, Local Realty Boards	<ul style="list-style-type: none"> - Complete recommendation MO.1 to provide updated noise and RCUZ data to share with the localities - Based on step 1, each jurisdiction should review this data to determine applicability to the respective MIA zones within their county - Guidelines as applicable and desired by the respective communities should be addressed in the comprehensive planning process as these plans are prepared 	Long-term
Stafford County		<ul style="list-style-type: none"> - Review current allowable uses with MIA Zones 2.3 and 2.4 to determine compatibility with MCB Quantico range operations - Through a public planning process, implement comprehensive plan amendments or updates to reflect this analysis - Through a public planning process, implement revisions to the Stafford Zoning Ordinance to reflect comprehensive plan recommendations 	Long-term
Stafford County	MCB Quantico	<ul style="list-style-type: none"> - Continue discussions between Stafford County and base representatives regarding appropriate land use densities and allowable uses within the Boswell's Corner area - Coordinate on planned transportation improvements including vehicular and bicycle/pedestrian circulation and transit services serving employment centers in the Boswell's Corner area - Consider amending the Boswell's Corner Redevelopment Area (RDA) Plan as appropriate based on these discussions 	Mid-term
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> - Review sound attenuation guidelines appropriate for public facilities with noise sensitive uses - Complete the updated base noise study as recommended in MO.1 - Based on updated noise data, develop sound attenuation guidelines for noise sensitive public buildings applicable to the respective MIA Zones within each JLUS jurisdiction 	Mid-term
JLUS Counties	MCB Quantico	<ul style="list-style-type: none"> - MCB Quantico should provide guidelines for lighting controls applicable to their night training activities - Based on these guidelines, develop lighting guidelines or standards applicable to the respective MIA Zones within each county 	Mid-term
MCB Quantico	JLUS Counties, NAVFAC Real Estate, local conservation organizations	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, collaborate with local conservation partners to identify potential properties for conservation - Pursue REPI or other conservation funding sources to establish easements or other means to limit development on priority parcels 	Ongoing
JLUS Counties		<ul style="list-style-type: none"> - Establish TDR or PDR programs where not available - For TDRs, review potential properties for these programs in land areas near the MCB Quantico ranges (for sending) and developed areas away from these noise sources (for receiving) - For PDRs, review potential properties in land areas near the MCB Quantico ranges for conservation as funding is available 	Long-term
QRESC/QRPT	All JLUS Partners	<ul style="list-style-type: none"> - Through the QRESC/QRPT structure, review storm water and water quality initiatives affecting both the JLUS counties and MCB Quantico - Develop a strategy for cooperation on shared water quality requirements 	Mid-term
MCB Quantico	Prince William County, U.S. Army Corps of Engineers	<ul style="list-style-type: none"> - Prince William County and base representatives should meet to discuss potential improvements to Little Creek - Review potential improvements with affected landowners - Seek funding through federal, state and/or local funding sources for agreed upon priority improvements 	Mid-term
MCB Quantico	Prince William Forest Park	<ul style="list-style-type: none"> - Establish a schedule for meetings between PWFP and MCB Quantico leadership - Hold meetings to coordinate on issues of mutual concern 	Ongoing

Table ES.2 Priority Recommendations

Recommendation		Lead Organization	Participating Partners
CO.2	Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.	QRESC/QRPT	All JLUS Partners
CO.3	Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.	JLUS Counties, Town of Quantico	MCB Quantico
CM.2	Establish a process to correlate noise complaints and comments with range operations. This should include USMC, FBI, DEA and all other parties using the ordnance and demo ranges.	MCB Quantico	MCB Quantico, FBI, DEA, Other Tenants Using Ranges
MO.1	Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the RCUZ with new data and adjust JLUS Military Influence Area as applicable.	MCB Quantico	
TS.1	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.	MCB Quantico	JLUS Counties
TS.2	Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.	MCB Quantico	Prince William County, NAVFAC, VDOT
UM.1	Update the utility service agreement between MCB Quantico and Stafford County for shared water and sewer service, including projected MCB Quantico and Stafford growth as part of this update.	MCB Quantico	Stafford County
UM.3	Using the QRESC/QRPT structure, develop proposals for public-public partnership service agreements between MCB Quantico and the surrounding counties. In the short-term, MCB Quantico and Stafford County should continue their coordination to share Regional Fire Training services and pursue the possibility of a cooperative effort to establish a Regional Fire Training facility.	QRESC/QRPT	MCB Quantico, JLUS Counties, Town of Quantico

For a copy of the final JLUS document and for further information, please see the MCB Quantico JLUS website at:

www.staffordcounty.gov/quanticojlus

The following points of contact for the project are also available for more information:

- **Stafford County:** Kathy Baker, kbaker@staffordcountyva.gov, 540-658-8668
- **Prince William County:** Ray Utz, rutz@pwcgov.org, 703-792-6846
- **Fauquier County:** Kimberley Fogle, kimberley.fogle@fauquiercounty.gov, 540-422-9200
- **Marine Corps Base Quantico:** Steve Hundley, steve.hundley@usmc.mil, 703-784-5927

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MCB Quantico Joint Land Use Study Project Overview

Stafford, Prince William, and Fauquier Counties and Marine Corps Base (MCB) Quantico have partnered to develop a Joint Land Use Study (JLUS) to examine land uses in and around MCB Quantico and develop recommendations encouraging collaboration and compatibility between the base and the localities. The JLUS is sponsored by Stafford County and administered by the Office of Economic Adjustment (OEA) within the Department of Defense. The fiscal agent for the grant is Stafford County. The JLUS partners contracted AECOM, Rinker Design Associates, P.C., and Travesky & Associates, Ltd to lead the JLUS process.

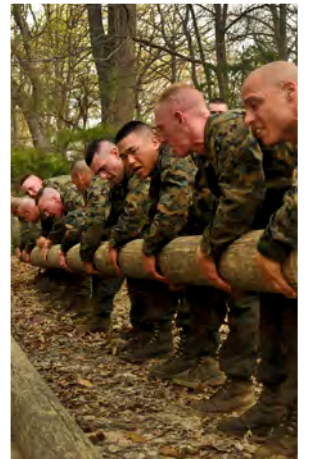
Known as "The Crossroads of the Marine Corps," every Marine Officer has trained at MCB Quantico, and the base continues to be a critical asset for the Department of Defense while providing major employment and economic benefit to the surrounding communities. The majority of MCB Quantico's land area is devoted to training and operations featuring live-fire ranges, navigational ranges, an airfield, and other training and operational facilities. With a weekday population of approximately 25,000 military and civilian personnel and over 90-square miles of land, MCB Quantico has a major presence in the region. The areas in Stafford, Prince William, and Fauquier Counties that surround the base vary from rural areas to vibrant suburban/urban communities. This region also includes the I-95/U.S. Route 1 corridor, which is one of the state's most significant transportation corridors and one of the fastest growing areas in the Commonwealth. The JLUS will document existing and future missions at the base, as well as current and planned land use, development proposals, and policies in the adjacent localities. The study will explore the impacts of local land use policies or proposals on the base mission and will also evaluate the impacts of base operations on the localities. The planning effort will lead to mutually-agreed upon recommendations that encourage compatible growth and a sustained collaborative planning framework that fosters compatible growth on the installation and in the surrounding localities.

The JLUS will be developed from January to December 2013 and managed by a Policy Committee and a Technical Advisory Group (see member list to the right) composed of representatives from all partner entities. The Policy Committee and Technical Advisory Committee will meet several times during the planning process.

STAFFORD 311

JLUS Website <http://www.staffordcounty.gov/quanticojlus>





Virginia Regional JLUS Implementation Strategy

DRAFT

October 2016



Virginia Regional JLUS Implementation Strategy

This study was prepared under contract with the Commonwealth of Virginia, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Commonwealth of Virginia and the jurisdictions, agencies and organizations participating in the JLUS program, and does not necessarily reflect the views of the Office of Economic Adjustment.



ACRONYMS

A	
ACEP	Agricultural Conservation Easement Program
AF	Air Force
AFB	Air Force Base
AICUZ	Air Installation Compatible Use Zone
APZ	Accident Potential Zone

B	
BRAC	Base Realignment and Closure

C	
CD	Compact Disk
CZ	Clear Zone

D	
DAR	Defense Access Road
DNL	Day-Night Level
DOD	Department of Defense
DODI	Department of Defense Instruction
DVD	Digital Video Disk

E	
e.g.	for example
EMS	Emergency Management Services
ESQD	Explosive Safety Quantity Distance
ETJ	Extraterritorial Jurisdiction

F	
FAA	Federal Aviation Administration
FCC	Federal Communications Commission
FLUM	Future Land Use Map

G	
GIS	Geographic Information System

H	
HB	House Bill
HCP	Habitat Conservation Plan

I	
i.e.	for example
IDP	Installation Development Plan



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

J

JLUS	Joint Land Use Study
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M

MCB	Marine Corps Base
MOA	Military Operating Area
MSA	Metropolitan Statistical Area
MTR	Military Training Route

N

NAS	Naval Air Station
NOFA	Notice of Funding Availability
NSF	Naval Support Facility

P

P4	Public-public, Public-private
PR	Potomac River
PRTR	Potomac River Test Range
PTAC	Procurement Technical Assistance Center
PTAP	Procurement Technical Assistance Program

R

RCUZ	Range Compatible Use Zone
RJIS	Regional JLUS Implementation Strategy
RPDP	Real Property Development Plan

S

§	Section
SDZ	Surface Danger Zone
SUA	Special Use Airspace

U

U.S.	United States
USACE	United States Army Corps of Engineers

V

VA	Virginia
VAMAC	Virginia Military Advisory Council
VDA	Secretary's Department of Veterans and Defense Affairs

Z

ZO	Zoning Ordinance
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Executive Summary

Please see the next page.

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Executive Summary

EXECUTIVE SUMMARY

Over the past decade, the Department of Defense (DOD) has invested billions of dollars in construction on military installations across the Commonwealth of Virginia. Actions impacting the Commonwealth resulting from the 2005 Base Realignment and Closure were very favorable and resulted in growth at almost every military installation and base in Virginia. However, as weapons systems become more advanced and the associated costs to manufacture such systems increases and the need for state and rural economic diversification continues to thrive which requires coordinated land use planning and decision making, it is necessary to assess the Commonwealth's position in protecting the military missions in Virginia and therefore, sustaining the superiority of the nation's defense in the Commonwealth of Virginia.

The six major military installations and their surrounding jurisdictions as identified in Joint Land Use Studies (JLUS) are assessed in this report: Fort Lee, Naval Support Facility Dahlgren, Marine Corps Base Quantico, Naval Air Station Oceana, Langley Air Force Base, and Fort A.P. Hill. These installations are located in the eastern portion of the state. While there are a couple of installations located in the western portion of the state, the majority of the Commonwealth of Virginia is influenced by military airspace used for training purposes. Over 85 percent of the Commonwealth is subject to airspace used by the military as illustrated in Figure 1. This military utilization of airspace over Virginia provides the impetus for this study. Moreover, the federal investment combined with military influence areas in Virginia makes the Commonwealth relevant for a study of this nature, to ultimately enhance the state's response in addressing military compatibility in long-range land use planning.

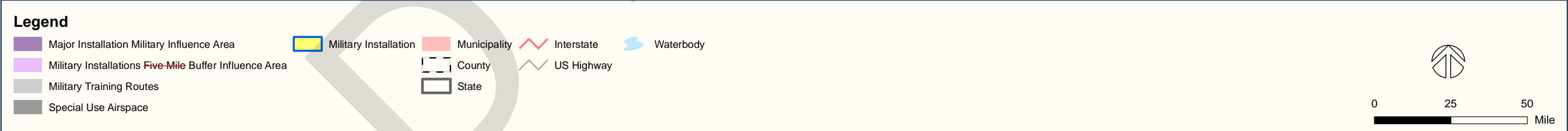
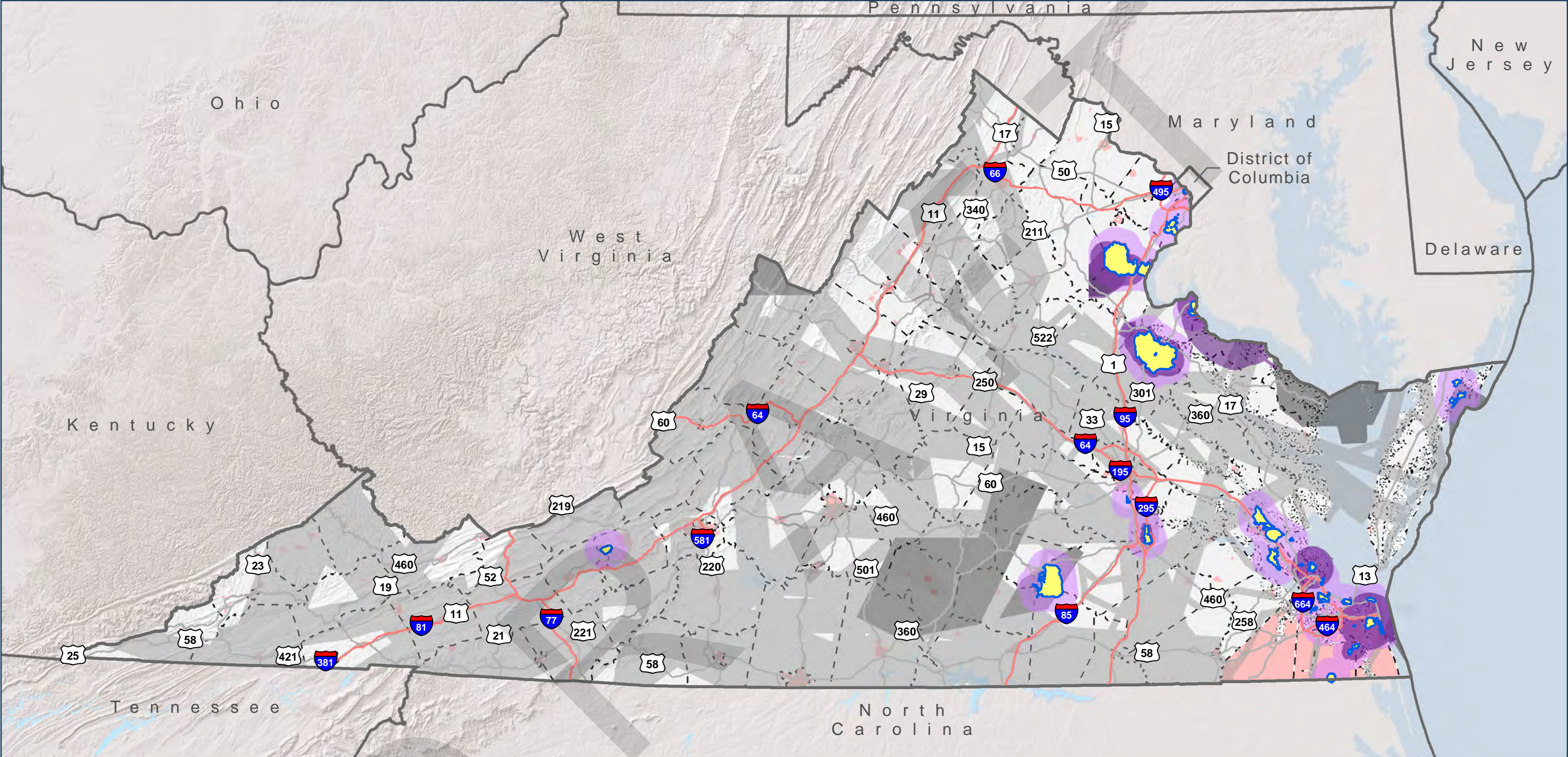
This report provides an evaluation of statewide military compatibility issues that are partially addressed or not addressed through state law and a brief overview of local regulation and policy either in compliance with state law or lacking appropriate state-delegated authority to implement funding and permitting to further compatibility. This report analyzes the issues and strategies identified in the completed JLUS studies for the six military installations assessed and provides eight broad goals that are recommended for the Commonwealth of Virginia to achieve. The goals and associated objectives were developed to assist the Commonwealth in achieving a sustainable military-community compatible future and a posture that demonstrates willingness and preparedness to attain increased military capabilities and assets. A set of recommendations was developed and compiled in a table to respond to the common military-community related land use planning conflicts and achieve the goals identified in this report (see Section 4, RJIS Recommendations).



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

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Matrix
DESIGN GROUP

Sources: US Census TIGER, 2015. Virginia Geographic Information Network, 2016. USGS, 2016.

Figure 1
Comprehensive Influence Areas

FigX-X_VAMAC_Comprehensive_Influence_Areas_2016_08_03_EBR.pdf

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Executive Summary

CONCLUSIONS

1. Military influence is broader than just the military installations and surrounding communities, as evidenced in Figure 1. The Commonwealth of Virginia has a significant level of military activity across the state. This military capability is critical to national defense and needs to be protected.
2. Without statewide planning goals that consider military compatibility, there is no formal uniform leadership and guidance to protect the military mission requirements from encroachment caused by incompatible development.
3. Without a single, maintained Geographic Information Systems (GIS) repository for data, the Commonwealth's municipalities are left to inconsistent, unreliable means and isolated military / joint land use studies to obtain pertinent military data for use in long-range land use planning.
4. The smaller, rural communities and counties that are affected by the wide ranging military influence areas are not benefitting from the DOD economic impacts / investments / and assistance afforded to the host jurisdictions.
5. The Potomac River Test Range is a valuable asset for research, development, testing and evaluation.

RECOMMENDATIONS

The following is a list of key recommendations. A comprehensive set of recommendations is provided in Appendix A.

1. Enhance Commonwealth military compatibility legislation by amending current legislation to provide for adequate protection of the military missions while not over-regulating land uses not impacted by military influence areas.
2. Consider establishing, supporting, and funding a single group or repurposing an existing state group that would focus efforts on the advocacy and promotion of compatible development.
3. Amend current law to include funding mechanisms for acquiring property or development rights that can be applied to jurisdictions.
4. Develop new funding mechanism for interested parties to assist in compatibility planning including infrastructure improvements, economic development, and workforce and education and training activities.
5. Amend Virginia Code 15.2-2295 to address noise generated from firing range activities in addition to the limited regulations pertaining to aircraft operations.
6. Improve communication between jurisdictions who are within a military buffer of a military installation by identifying the most effective way of incorporating military influence areas, e.g. accident potential zones, clear zones, noise zones, and imaginary surfaces, on the jurisdiction's official zoning map to facilitate awareness by jurisdictions, community development organizations, and the general public. This will also assist in applying and enforcing the notification requirement.
7. Evaluate and develop a statewide alternative energy development permitting process to include siting procedures and mapping of locations compatible with large-scale utility projects to ensure they do not impact the vast military influence area throughout the Commonwealth, but still enable and provide for local economic development and conservation goals.



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

8. Develop statewide telecommunications permitting that authorizes local jurisdictions to permit including siting that is compatible with preserving the military mission and promotes rural connectivity.
9. Amend Virginia Administrative Code Section 55-519.1 to include real estate disclosure of noise that is generated from firing range activities not just aircraft operations.
10. Develop statewide data repository to assist developers and local governments with long-range planning.
11. Protect the Potomac River Test Range assets by establishing collaborative working relationships that support implementing 'working' military compatibility policy and regulations.
12. Support the enhancements of workforce, education and training programs through additional funding and advocacy for local businesses to enable improved opportunities for partnering with the federal government.
13. Develop and support incentives for economic development through the promotion of veteran-owned businesses to encourage the utilization of Virginia's military retiree population.

LIMITATIONS OF THE EVALUATION

The analysis in this report is based upon the best available data. As part of the evaluation of local jurisdictional land use planning tools, certain tools from jurisdictions were unavailable. Geographic Information Systems data for military influence areas throughout the Commonwealth was limited. In addition to GIS data obtained, data was also digitized from relevant JLUS Reports for the military influence areas of the assessed installations. Therefore, the report is limited by the accuracy of the GIS data.



Introduction

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INTRODUCTION

The Commonwealth of Virginia has a long history of military support and national defense assets. The past decade has brought billions of dollars of investment in construction in military installations across the Commonwealth. This investment is attributable to the integrated military support that all levels of government and private sector provide. Congress has recognized the Commonwealth and City of Virginia Beach for addressing encroachment and incompatible development around Naval Air Station Oceana (NAS Oceana). To reinforce the long positive history of military and defense assets in the Commonwealth, Virginia's leadership determined it was necessary to conduct a study for sustaining military and defense assets, and ensuring the Commonwealth is well postured to protect existing operations and potentially grow military missions at installations into the future. This comprehensive report identifies and addresses compatibility issues around six major military installations from a statewide perspective which was the catalyst for this Regional Joint Land Use Study Implementation Strategy (RJIS).

The Commonwealth is home to irreplaceable training ranges (at sea and ashore) that must be preserved and protected. These training assets can be measured and illustrated by the footprint they encompass. Figure 1 illustrates the comprehensive military influence footprint in the Commonwealth of Virginia. Figures 2 through 5 illustrate the military influence areas divided into regions to assist in understanding of the different regions and their respective military influence areas. Not all the regions have the same military influence areas or the same coverage of influence areas. Figure 2 illustrates the Northern Virginia region, Figure 3 illustrates the Central Virginia region, Figure 4 shows the Hampton Roads and Virginia Beach region, and Figure 5 illustrates the Western Virginia region. It is important to note that the dark purple color on the maps represents a comprehensive military influence area, including airfield safety zones and most noise zones, which were identified in each installation's Joint Land Use Study (JLUS) that was completed for the communities surrounding the installation. The lighter purple color on the maps represents Matrix's recommendation for additional coverage to provide a more comprehensive picture of the military influence area associated with the installations. These lighter purple areas contain areas that were not initially identified from a completed JLUS, such as range noise zones. The military installations associated with these ranges and influence areas are critical to local economies, generating thousands of jobs and billions of dollars in economic activity and tax revenue annually. In the past, incompatible development has been a factor in the loss of training operations and restructuring or loss of mission-critical components at various military installations. To protect missions currently carried out at Virginia's military installations, and the health of the economies and industries that rely on them, encroachment must be addressed through collaboration and joint planning between installations and local communities.

The Commonwealth of Virginia commissioned Matrix to develop a study that would assess compatible development for six military installations and their host communities to establish a level of protection against possible closure in a next round of Base Realignment and Closure (BRAC).



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

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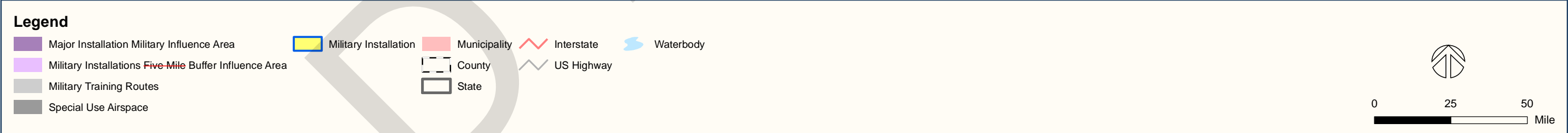
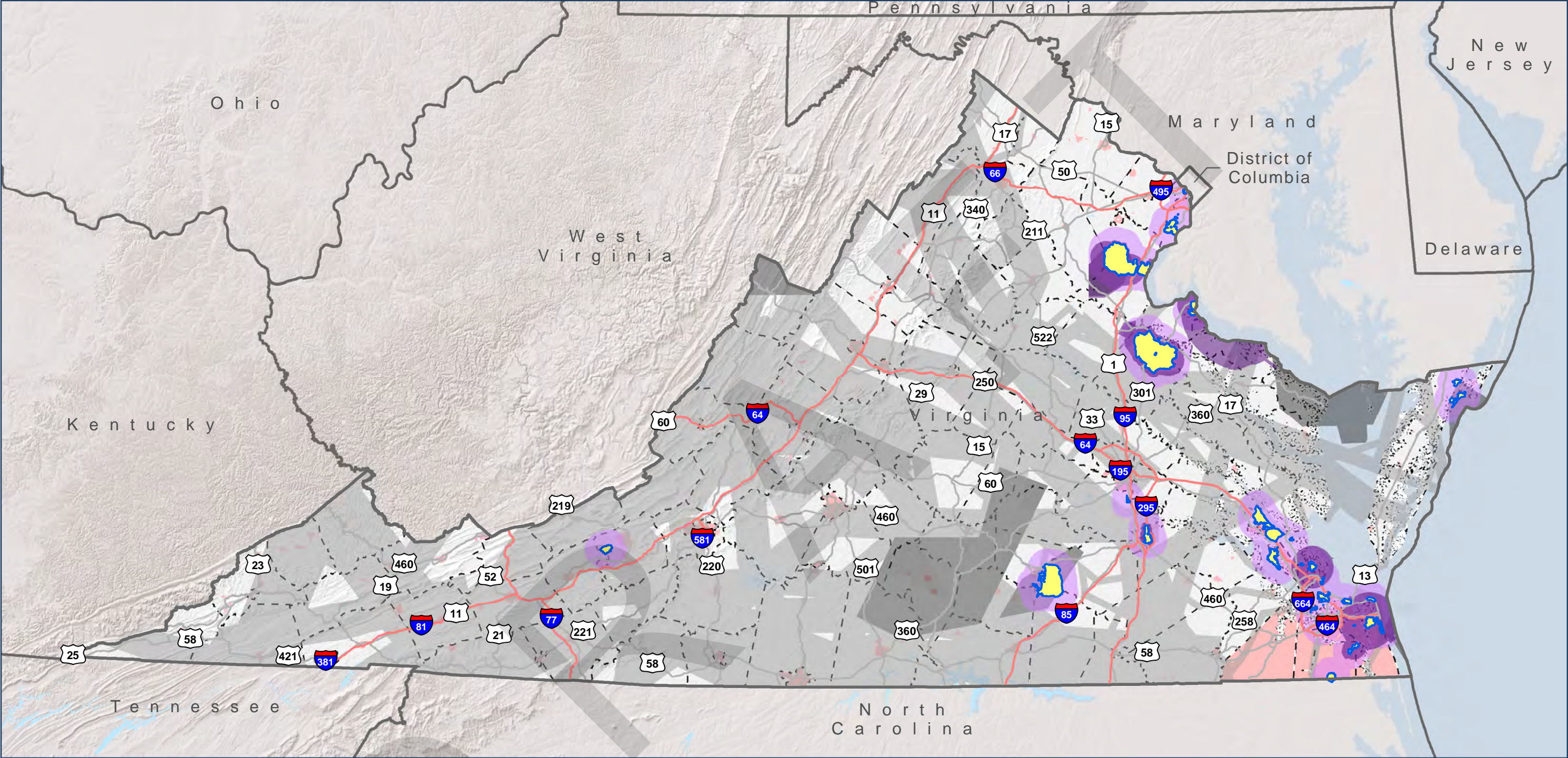


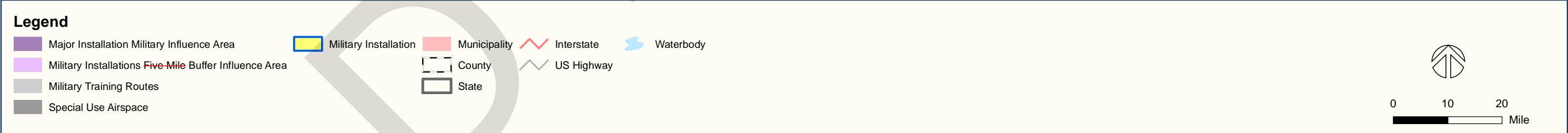
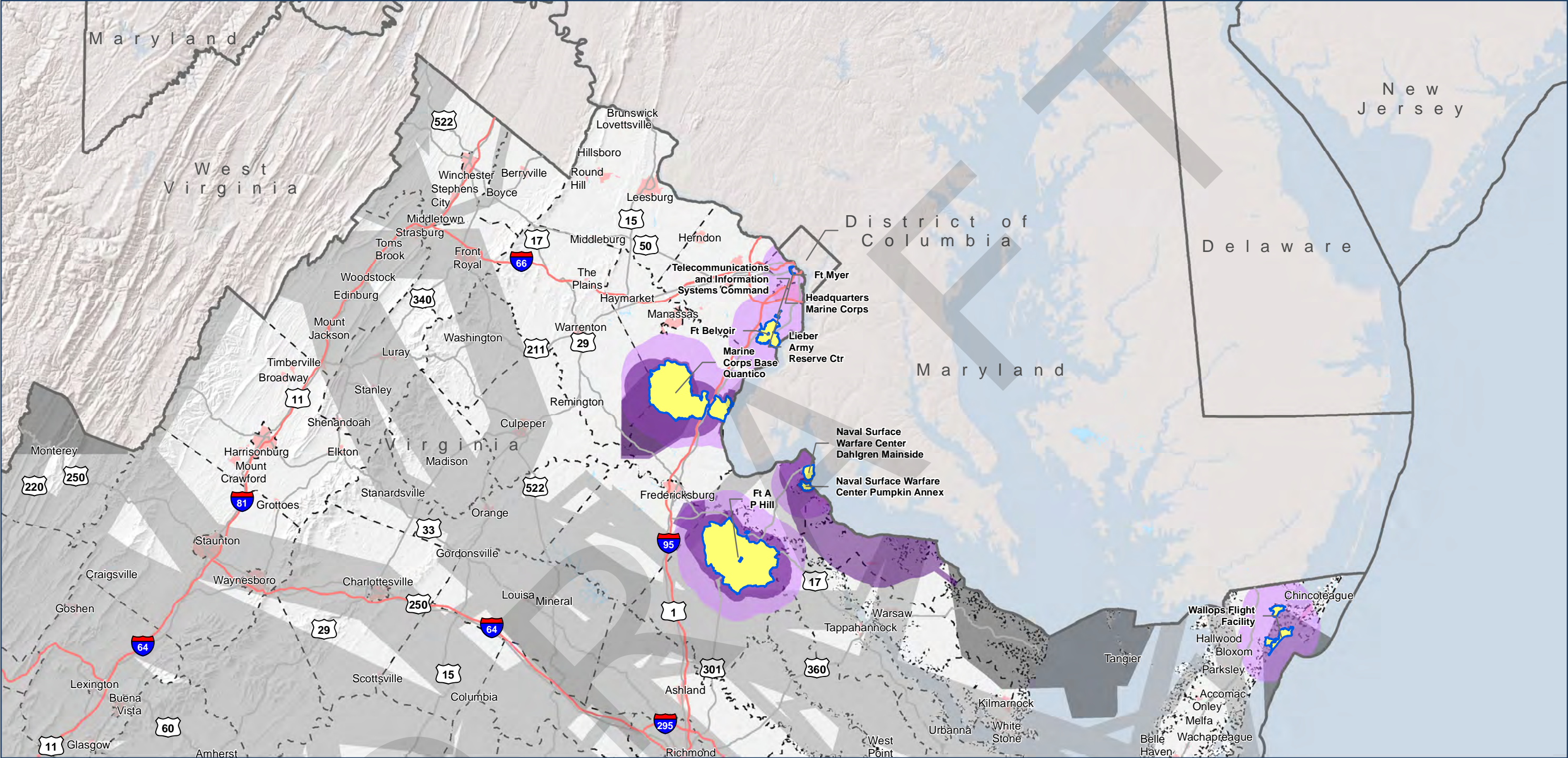
Figure 1
Comprehensive Influence Areas

Matrix DESIGN GROUP
Sources: US Census TIGER, 2015. Virginia Geographic Information Network, 2016. USGS, 2016.

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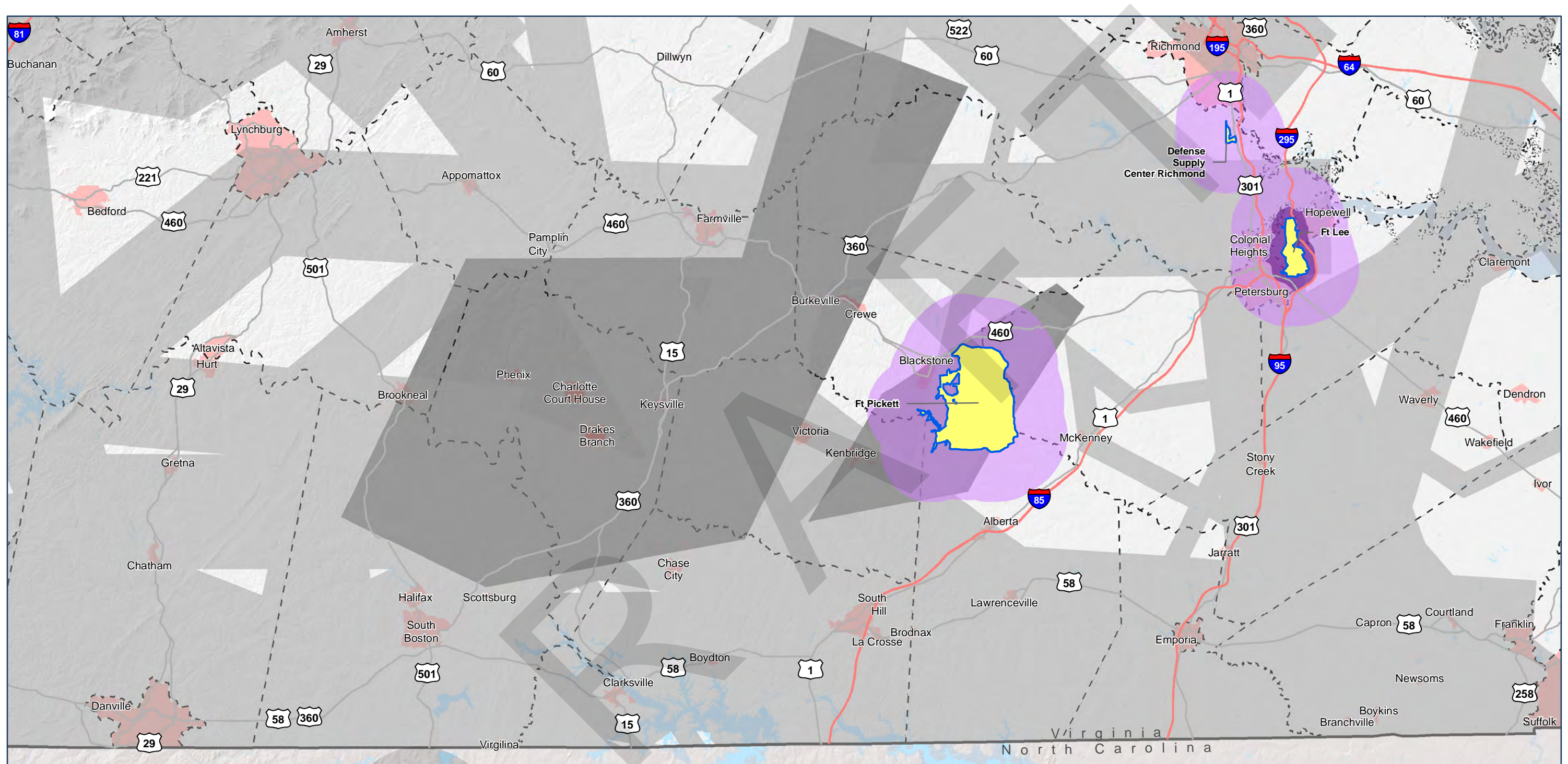
Matrix
DESIGN GROUP

Sources: US Census TIGER, 2015. Virginia Geographic Information Network, 2016. USGS, 2016.

Figure 2
Comprehensive Influence Areas - North

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Legend

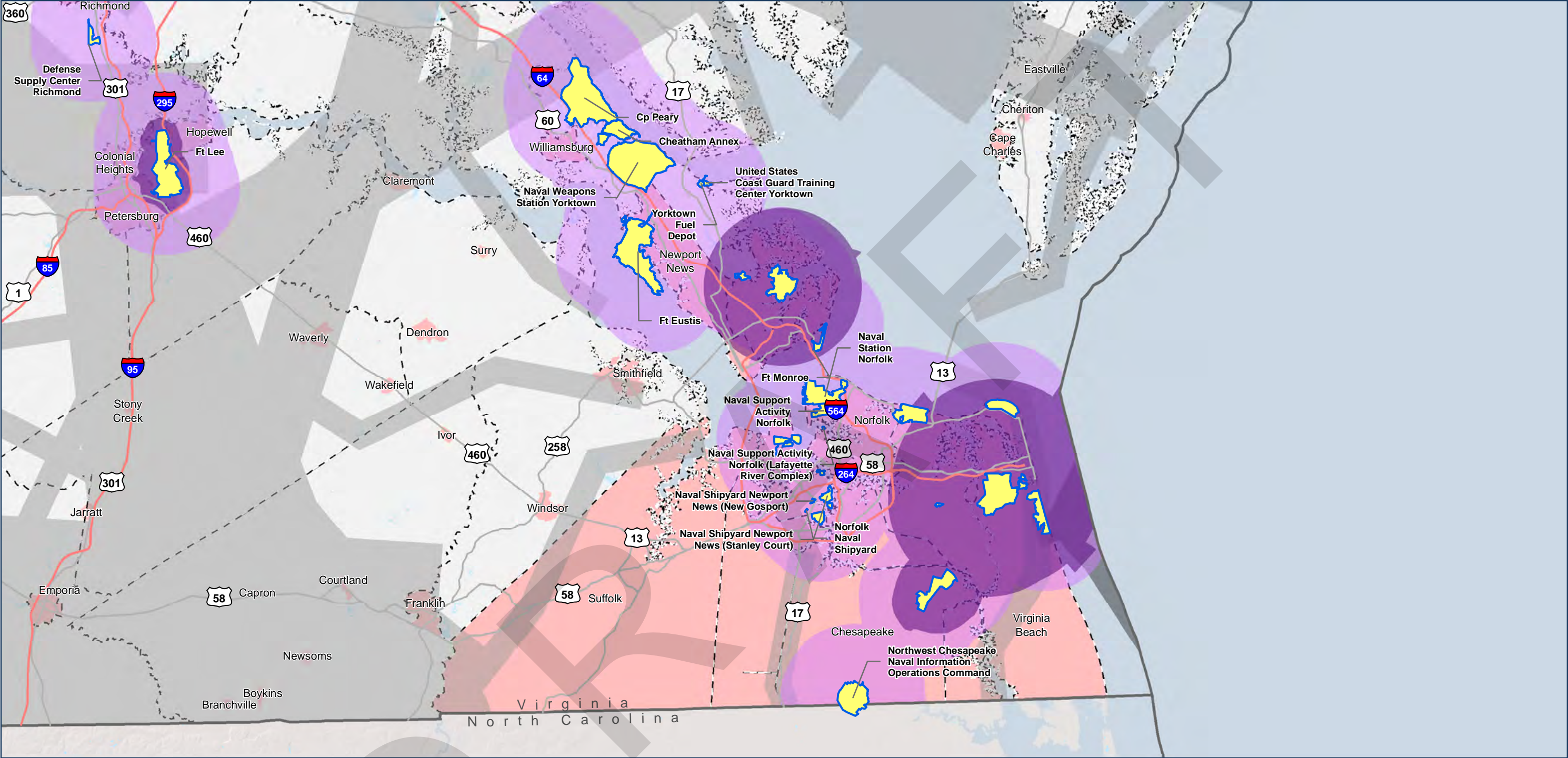
-
- Major Installation Military Influence Area
- Military Installations
- Military Installations Five-Mile Buffer Influence Area
- Military Training Routes
- Special Use Airspace
- Military Installation
- Municipality
- County
- State
- Interstate
- US Highway
- Waterbody



Sources: US Census TIGER, 2015. Virginia Geographic Information Network, 2016. USGS, 2016.

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Legend

Major Installation Military Influence Area	Military Installation	Municipality	Interstate	Waterbody
Military Installations Five-Mile Buffer Influence Area		County	US Highway	
Military Training Routes		State		
Special Use Airspace				

Sources: US Census TIGER, 2015. Virginia Geographic Information Network, 2016. USGS, 2016.

Figure 4

Comprehensive Influence Areas - Hampton Roads

FigX-X_VAMAC_Comp_Influence_Areas_Tidewater_2016_08_03_EBR.pdf

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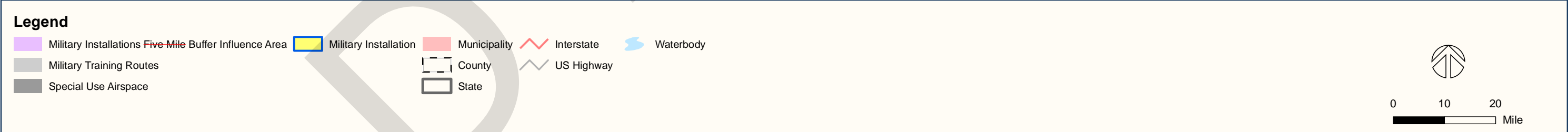
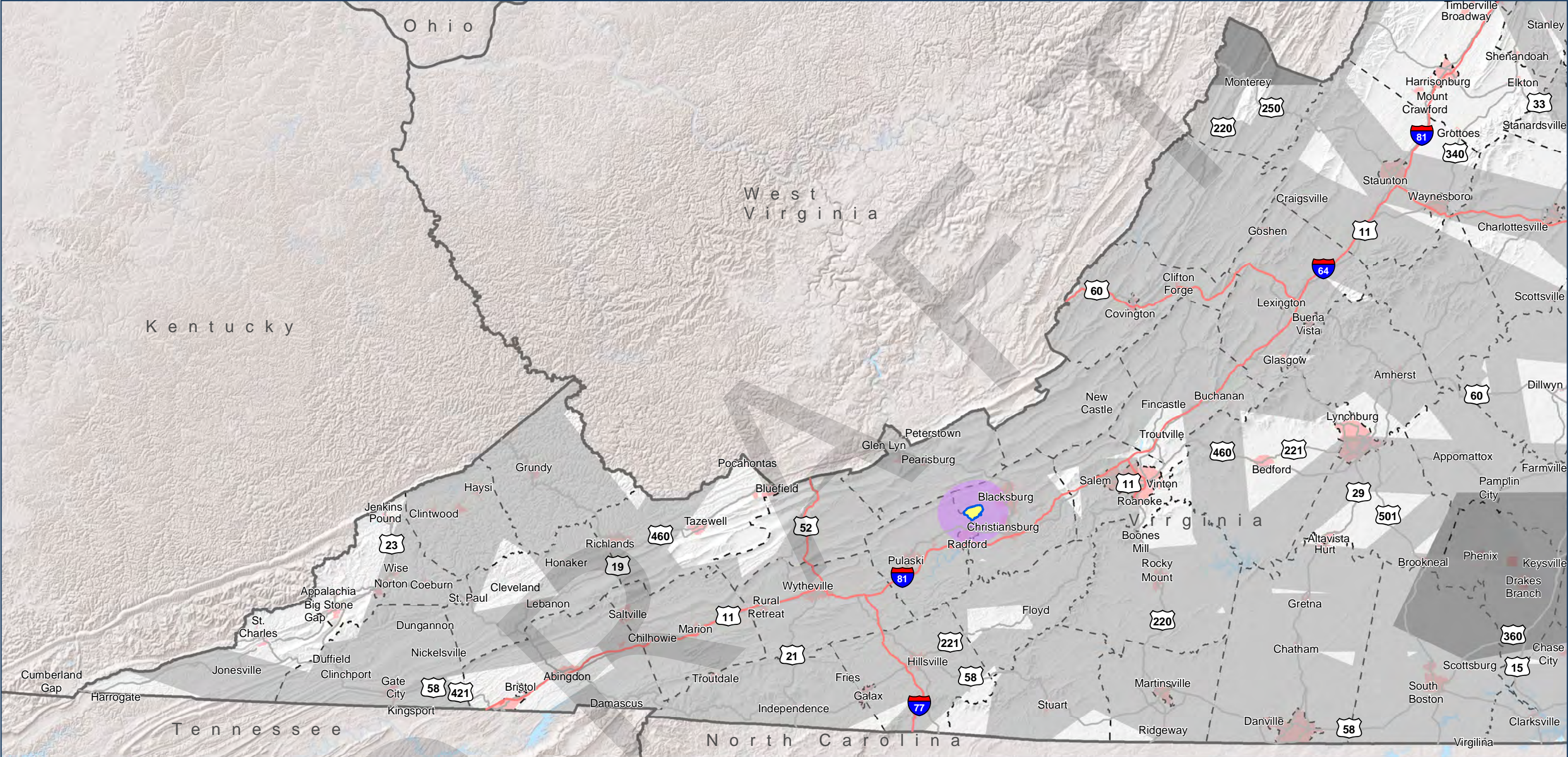


Figure 5
Comprehensive Influence Areas - West

Matrix DESIGN GROUP
Sources: US Census TIGER, 2015. Virginia Geographic Information Network, 2016. USGS, 2016.

FigX-X_VAMAC_Comp_Influence_Areas_West_2016_08_03_LBR.pdf

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Introduction

The following pages describe the methodology, identified goals and objectives, and an analysis of the data compiled for the purposes of this study.

Methodology

The methodology used to develop the RJIS included: data collection; data analysis; and report development.

DATA COLLECTION

Information was gathered through existing reports, studies, and other sources of critical data to develop a comprehensive baseline analysis. Matrix collected Joint Land Use Study (JLUS) reports for six installations and the report commissioned by the Virginia Commission on Military Installations and Defense Activities titled, *Growing the Military Mission in the Commonwealth of Virginia*, and other pertinent reports relevant to this project. A comprehensive list is available in Appendix A. One of the guiding principles was to avoid duplication of previous efforts and burdening installation and communities with unnecessary requests for information.

The analysis began with a review and data extract of the installations' reports to understand the issues identified for each installation. The extracted military issues and recommendations were compiled in a spreadsheet which was used to perform an analysis of commonalities between issues and recommendations between all the reports. A comprehensive listing of the identified issues and recommendations of all military compatibility reports for this study is provided in Appendix B.

After common issues and recommendations from the military-community reports were identified, Matrix synthesized the data and developed common goals and objectives that are the foundation of this report. Recognizing the goals and objectives needed further evaluation in order to prepare and develop statewide recommendations for this RJIS, Matrix collected open source information from each jurisdiction to assess existing policies and regulations for land use compatibility planning including notification of changes in land uses. The open-source data reviewed from jurisdictions is provided in Appendix A.

DATA ANALYSIS

From the collected data, a detailed analysis of the local compliance with existing state laws was performed. All available jurisdictional comprehensive plans, zoning ordinances, city codes, and subdivision regulations were evaluated to assess the local implementation of Virginia laws and whether the local implementation was reflective of the current military compatibility guidance that would protect the military missions.

Themes for successful mission enhancement and growth, such as leveraging military assets like land, buildings, equipment and technical expertise were identified and analyzed. These arrangements can produce creative innovation through "P4" partnerships (Public-Public, Public-Private), land use modifications, business incubators or other opportunities not customarily associated with military assets. This analysis is the foundation for the detailed recommendations and actions proposed.

REPORT

The analysis resulted in a significant amount of information integrated into this report. Included are specific actions that community and Virginia governments could take to enhance the military value of each installation and increase the return-on-investment for each community. The report provides comprehensive recommendations, e.g. state-level policy, modifications to existing codes, as well as tailored community actions to better protect Virginia's military bases and provide greater economic benefit to indirectly-impacted communities. The goal of the report is to provide brief, important, and useful specifics about the opportunities and threats at the state-level and associated with each installation and community.



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

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Compatibility Goals and Objectives

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Compatibility Goals and Objectives

STATEWIDE MILITARY COMPATIBILITY GOALS AND OBJECTIVES

The Secretary of Veterans and Defense Affairs (VDA) for the Commonwealth of Virginia through the Virginia Military Advisory Council (VAMAC) is the agency charged with elevating the issues for the state's military including veterans. As an advisory council under the VDA, the VAMAC's mission is to represent the state government in matters of military affairs including maintaining a collaborative, cooperative, and communicative relationship between the Commonwealth and the leadership of Virginia's military installations. The VMAC examines relevant issues that interface with both the military and communities including quality of life for service members and families, relationships between communities and installations, and encroachment issues affecting military readiness.

Much like the Council, this Regional JLUS Implementation Strategy (RJIS) was developed through an established mission to ensure the issues identified in the various community-military studies can be reasonably and appropriately addressed and measured from a statewide perspective. After review of the collected data and all compatibility issues, the following mission, goals, and objectives were developed for the VA RJIS to create a desirable end-state for implementation:

Provide for an enhanced military presence and leverage federal investment through formal, open lines of communication and coordination, reliable information sharing, the creation of dedicated funding mechanisms for military compatibility planning and assistance, and the preservation and protection of the Commonwealth's natural resources.

The report proposes to include other organizations including other states that would assist the Commonwealth in protecting the military installations in Virginia, preserve the Commonwealth's natural resources, and provide for continued and sustained economic opportunities to communities impacted by military missions. To accomplish these, the RJIS includes a set of goals and objectives that make it possible for the Commonwealth to take appropriate actions to enable further economic development for all military-affected jurisdictions and increased protection for the military in Virginia. The RJIS goals and objectives are:

Goal 1. *Enhance ongoing communication and coordination between the Commonwealth of Virginia and Military*

Goal 1 Objectives

1. Institutionalize formal communication between the state and its military installations.
2. Enhance communication among Virginia's military installations by developing a set of standard procedures for communication and coordination with military installations.
3. Maintain and monitor effectiveness of communication and coordination between state and military to ensure issues are addressed and actions are executed in a timely manner.



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4. Enhance notification / coordination by developing a Compatibility-Military Land Use Assistant through the use of GIS mapping of military critical training areas.
5. Establish a Local Governmental Liaison Program.

Goal 2. Establish and maintain a secure data repository between the Commonwealth and Military

Goal 2 Objectives

1. Identify the appropriate host for the data and the types of data that would be collected, maintained, and ideally, shared with various agencies, interest groups on an as requested basis.
2. Establish guidelines for updating the data and points of contact.
3. Establish parameters for the sharing of data with certain interest groups including the local government units and development community.
4. Establish security measures for the repository to monitor data security.

Goal 3. Adopt Statewide Military Compatible Land Use Planning Guidelines for Local Governments to Integrate into Regional and Local Planning and Zoning Documents

Goal 3 Objectives

1. Develop statewide land use planning guidelines incorporating military compatibility policy and regulations that local governments can integrate into local planning tools.
2. Adopt policy that fosters military compatibility in local planning tools, such as the Federal Aviation Administration Part 77.17 regulations.
3. Adopt policy that encourages local governments to require military compatibility planning when planning land uses, such resources should include the latest Department of Defense Instruction for Air Installation Compatible Use Zone (AICUZ), the latest installation-specific AICUZs and installation development plans (IDPs) or real property development plans (RPDPs).

Goal 4. Establish Procedures for Permitting Alternative Energy Development in Consideration of Military Compatibility

Goal 4 Objectives

1. Adopt policy on permitting of commercial size alternative energy development to require military compatibility and mitigate adverse impacts on the military.
2. Establish procedures for monitoring and updating the permitting policy for alternative energy development, especially as technologies change.
3. Establish procedures for coordinating alternative energy development projects in the state with DOD officials and the DOD Siting Clearinghouse.

Compatibility Goals and Objectives

Goal 5. Establish Permanent Funding Sources for Military Compatibility Planning and Assistance for Local Governments and Other Agencies

Goal 5 Objectives

1. Evaluate funding mechanisms from other states to establish dedicated permanent programs and funding streams to assist military-affected communities with military compatibility planning.
2. Prepare enabling legislation to establish programs and funding streams including an administrator such as the VMAC and metrics for dispensation of funds.
3. Establish ongoing, monitoring procedures and performance measures to ensure funding is distributed appropriately and utilized purposefully.

Goal 6. Leverage Federal Investment through Education and Awareness of Programs Available

Goal 6 Objectives

1. Enhance the VDA through VAMAC to incorporate existing program information, e.g. Procurement Technical Assistance Program and Centers (PTAP) and Defense Access Roads (DAR) Program information on its websites and informational brochures.
2. Establish an email database for VAMAC to disseminate information about notices for funding availability (NOFA) to military-affected jurisdictions.
3. Utilize workforce development funding streams to enhance workforce through specialize training and education programs.

Goal 7. Enhance Real Estate Disclosure Laws in the Commonwealth

Goal 7 Objectives

1. Protect the residents and visitors of the Commonwealth of Virginia by enhancing real estate law to include noise generated from military range activities.
2. Protect the citizens of the Commonwealth and the local governments by requiring real estate disclosure from all jurisdictions that are within a military influence area including airfield safety and noise zones and airspace utilized by the military.

Goal 8. Protect the Military Utilization of Public Resources in the Commonwealth of Virginia Utilized by Virginia's Military Installations

Goal 8 Objectives

1. Protect the airspace over the Commonwealth of Virginia and the States of Maryland and North Carolina for military training that occurs at Virginia military installations.
2. Maintain and strengthen interstate collaboration for the purposes of protecting the abundant land, air, and water resources for realistic military training.
3. Preserve public lands and waterways for multi-purposes including recreational and natural resource protection and military training.



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

4. Maintain and protect the Potomac and York Rivers for strategic military training purposes.
5. Maintain the PRTR to have all the leading, cutting-edge technologies and the latest military training capabilities.
6. Maintain the PRTR as an obstruction free area to include no cell towers or alternative energy development structures located within the range area.
7. Maintain the PRTR free from radio frequency interference due to cell tower development and other development that promotes the use of radio frequencies.

The following pages provide an evaluation of these goals and objectives based on the information found in the JLUS reports of the six installations.



Analysis and Findings

Please see the next page.

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Analysis and Findings

ANALYSIS AND FINDINGS

Goal 1: Enhance Communication and Coordination between the Commonwealth of Virginia and Military

The VAMAC is a component of Virginia's Department of Veterans Affairs; it provides advocacy on issues related to encroachment of military installations, this is a fairly recent formal organization and as such has not focused efforts on encroachment of installations. As a result, the Commonwealth has established policy to initiate and foster continued enhancement of a sustainable and reliable communication and coordination network between the state and local governments and the military. The Commonwealth's policy has facilitated positive strides in local communication and coordination between the jurisdictions and military. However, it is unknown whether the coordination and communication is working and achieving what it should—integrated and coordinated solution sets which address issues related to encroachment and promote the beneficial coexistence of both community and military organizations.

The Commonwealth of Virginia promotes the ongoing communication and coordination in local planning matters and as such has passed laws authorizing the local governments to engage with Virginia's military to facilitate the successful coexistence of both the jurisdictions and military. Virginia Code Section (§) 15.2-2211 establishes the provision of cooperation between local jurisdictions and the military in so far as requiring the planning commission of a jurisdiction to communicate with an installation commander regarding any proposed planning and development to protect the military installation from adverse impacts caused by the potential development. While this law establishes the requirement for communication between jurisdictions' planning commissions and the military, the law does not set parameters for that communication and coordination including triggers for coordination such as location and type of land use action and response times.

The lack of parameters in Virginia Code § 15.2-2211 provides the impetus for additional policy direction for local governments to coordinate with the military. Thus, Virginia Code § 15.2-2204D was adopted; it requires the local commissions to give a 30-day written notice to the installation commander about a proposed comprehensive plan or amendment to an existing plan, a proposed change to a zoning map classification, or an application for a special exception for a change in use that involves a parcel located within 3,000 feet of a military installation. These laws are good measures relative to promoting compatibility; however, the 3,000 feet notification area may not be adequate to address the impact of a proposed land use change on the installation and its operational areas, or 3,000 feet may be too broad of an area. This area is broadly illustrated in the figures in this report. The overall, statewide comprehensive military influence area is shown on Figure 1. Figures 2 through 5 illustrate the same influence areas but broken up into regions.

Majority of the jurisdictions impacted by one of the six military installations assessed in this report have adopted the military notification requirements as per the Virginia Code. However, there are several that have not adopted military notification requirements. This lack of adoption of military notification requirements is most likely because the jurisdiction is not within 3,000 feet of a military installation. The jurisdictions such as



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the Town of Colonial Beach and the County of Dinwiddie have not adopted military notification requirements because they are not within the 3,000 feet of an installation boundary. The Town of Colonial Beach may not be located within 3,000 feet of NSF Dahlgren, but it is located under the Potomac River Test Range noise contours. The County of Dinwiddie is not located within 3,000 feet of Fort Lee, but the additional military buffer area of potential military influence covers portions of the far northeastern part of the county. In addition, Fort Pickett (is not part of the assessment) is partially located within the county. Fort Pickett's mission as a maneuver training center provides various capabilities including live fire training and urban assault. These range activities can generate noise that would impact community activities and nearby land uses. However, there is no provision in the county's planning that stipulates coordination with the military. This can result in a missed opportunity for coordination between the jurisdiction and military to create sustainable and military compatible development, even in areas outside of the 3,000 foot requirement.

While the Virginia Code establishes the requirement for jurisdictions to notify installation commanders located within 3,000 feet of a proposed comprehensive plan amendment or other proposed land use change, there are several jurisdictions not located within 3,000 feet of an installation that are impacted by military influence areas. In theory, the Virginia Code § 15.2-2211 provides the authority for other jurisdictions' planning commissions to coordinate with the military. While this section of the code does not describe how to or what triggers require coordination with the military, this law establishes the general requirement for local planning commissions to coordinate with the installation regardless if the commission's jurisdiction is located within 3,000 feet of an installation.

Findings for Goal 1: Enhance Communication and Coordination

- Several jurisdictions have not established any means to coordinate with the military regarding proposed land uses, plans, amendments to plans, and developments near military installations.
- Not all jurisdictions within the 3,000 feet area outside one of the six installation boundaries have enacted the military notification law.
- A few communities where resources are limited have not established military notification or coordination measures to ensure proposed development is compatible with the military footprint impacting the community.
- Military influence extends beyond 3,000 feet from an installation boundary as depicted in the existing military mission influence areas in Figure 1.

Goal 2: *Establish and Maintain a Secure Data Repository between the Commonwealth and the Military*

Of all the jurisdictions impacted by the military in the Commonwealth of Virginia, none have a single repository of geographic information systems (GIS) data from which to use in long-range project-specific planning. The GIS database would contain planning and zoning information for all the jurisdictions, military installations, and military influence areas including military training routes, special use airspaces, and 3,000 foot area immediately outside of the installation. For the jurisdictions that have been involved with the military through a joint land use study (JLUS), there is usually a compact disc (CD) or digital video disk (DVD) that has all the GIS layers developed and mapped for all the maps that are found in the JLUS document. This GIS database usually contains the specific GIS layers for the different military influence areas including airfield safety zones and noise contours for both aircraft and range noise.

Analysis and Findings

In addition, the Virginia Military Advisory Council (VAMAC), designated as the sole state level military affairs entity does not possess all the GIS data for each installation within the state. It is important to note that the specific GIS data necessary to address compatibility is the military's footprint that extends beyond each of the installation's boundaries. Specifically, these footprints include imaginary surfaces, explosive quantity distance (ESQD) arcs, special use airspace (SUA), military training routes (MTRs), surface danger zones (SDZs), weapons danger zones (WDZs), impact areas, accident potential zones (APZs) including clear zones, and noise zones.

The objective of this goal is to develop a current geodatabase of military influence areas from which regional and local governments, the development community, and any special interest groups like Nature Conservancy, Audubon Society, land trusts, and other similar organizations may use in long-range planning. Having a single repository of current GIS layers and consolidated information can help integrate the military into local planning policies, plans, processes, and decision-making to increase awareness while simultaneously providing enhanced information to key groups engaged in long-range planning.

The VAMAC does not currently have a web-based portal for interested parties, including developers, community planners, and other stakeholders to access and obtain information regarding military installations, military influence areas, and compatibility guidelines for land use planning in Virginia.

Comprehensive plans and zoning ordinances are two key tools developers and community planners use to guide development and make land use decisions. Thus, providing digital mapping information to agencies and stakeholders for awareness of areas influenced by military operations helps shape land use policy and regulations compatible with both the communities and military installations. Most of the communities surrounding the six military installations do not identify military installations or their influence areas in their comprehensive plans or on future land use or zoning maps. By not identifying military influence areas decision makers may not consider the military installation as a planning factor. This can lead to incompatible development that adversely impacts military installation missions and ultimately its long-term sustainability.

Many jurisdictions have an interactive online GIS portal accessible through their website that is accessible to developers and community planners that work in these communities. Although, these jurisdictions do not provide military installation data, it may be easily added to the library as communities obtain and recognize military influence areas. This system can help provide up-to-date information and bridge the gap between comprehensive plan updates.

Findings for Goal 2: Secure Data Repository

- There is no single entity that holds all data for each military installation, including installation boundaries. These footprints typically are public information and do not pose a security risk.
- There is no legislation or authority that has been established or that would be required to establish a single repository.
- Most jurisdictions do not maintain spatial data for military installations in their comprehensive plans or on their zoning maps, suggesting these communities either do not have the data or they do not acknowledge it as a planning factor.
- Many jurisdictions impacted by military operations assessed in this report have an interactive GIS portal that can be supplemented with military influence area layers.



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Goal 3: Adopt Statewide Military Compatible Land Use Planning Guidelines for Local Governments to Integrate into Regional and Local Planning and Zoning Documents

Consideration of military installations in jurisdiction comprehensive plans and zoning regulations is provided for in Virginia Code Title 15.2, Chapter 22. Military compatibility is referred to in this chapter of the Code relative to land use planning. Section 15.2-2284 does not include military installations as a matter to be considered when applying zoning regulations. Although military air facilities are discussed in the Code as they apply to accident potential zones associated with an active military airfield and noise attenuation measures in structures, it is only referred to as related to military air installations and does not cover all military influence areas surrounding each installation. This can result in miscommunication and land development issues that impact military installations when incompatible land uses are planned outside municipal airport safety zones but within military influence areas.

Section 15.2-2223 of the Code of Virginia requires jurisdictions to adopt a comprehensive plan that establishes long-range recommendations for general development, such as transportation. However, establishing long-range recommendations for military bases, military installations, and military airports, and their adjacent safety areas is discretionary. Furthermore, this does not extend to military installation influence areas beyond safety areas. This legislation does not require those localities that do not have a military installation within their jurisdiction to establish long-range compatibility planning recommendations in their comprehensive plans and no guidance on what extent military compatibility planning should be studied, implemented, and what compatibility issues should be covered in a comprehensive plan.

Stafford County adopted a proactive approach by incorporating military compatibility into their policy document. The county adopted the Quantico MCB 2006 Range Compatibility Use Zone (RCUZ) Study into their comprehensive plan, and created several policies to support the findings in this study, including a "Military Facility Impact Overlay District."

Text from Stafford County's Comprehensive Plan Goal 4, Objective 4.8 reads:

Minimize the noise impacts, vibration impacts, and potential safety hazards generated by the use of live fire ranges and aircraft overflight and aviation impacts in general at Quantico Marine Corps Base (MCB).

Each of the following nine policies support this objective and set standards for the county's long-range implementation. These policies are:

Policy 4.8.1. Amend the existing Military Facility Impact Overlay District boundary map to include the following areas as depicted in the Quantico MCB 2006 Range Compatibility Use Zone (RCUZ) Study:

- *All land within a five mile radius of Quantico MCB demolition areas.*
- *All land designated under Range Safety Zone C.*

Policy 4.8.2. Amend the Military Facility Impact Overlay District ordinance to encourage the following residential densities within the District in areas outside of the County's Urban Services Area:

- *Within the five mile radius area, reduce density to 1 dwelling unit per 10 acres.*

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- *Within the remaining Range Safety Zone C, reduce or maintain a density at 1 dwelling unit per 3 acres. These densities should be accomplished through means such as conservation easements, Purchase of Development Rights, Transfer of Development Rights, and continuation and establishment of agricultural uses and coordination with the Base on their encroachment control plans.*

Policy 4.8.3. Amend the Military Facility Impact Overlay District ordinance to include Noise Level Reduction (NLR) requirements in building codes for structures within the District.

Policy 4.8.4. Require written noise disclosure, as permitted by law, for potential purchasers and lessees within the Military Facility Impact Overlay District of military operation impacts through means that include, but are not limited to, the requirement of a note on subdivision plats or exploring the possibility of revisions to the County's Noise Ordinance.

Policy 4.8.5. Amend the zoning ordinance to establish a maximum height restriction of 450 feet above mean sea level for towers, structures, buildings or objects in areas within the Quantico MCB Range Safety Zone C depicted in the Quantico MCB 2006 RCUZ Study.

Policy 4.8.6. Evaluate the need to adopt regulations that promote compatible land uses in areas outside the Military Facility Impact Overlay District, but within sufficient proximity to Quantico MCB to experience noise and/or vibration impacts.

Policy 4.8.7. Designate the boundaries of an Airport Impact Overlay Zone for the approach to the Quantico MCB air facility. The primary approach to the landing strip at Quantico, known as Turner Field, is a north south orientation located over the eastern portion of the County, including areas such as Crow's Nest and the Widewater peninsula. It is illustrated in Figure 5.14 of this document.

Policy 4.8.8. Notify the Commander and Community Plans and Liaison Officer of Quantico MCB and the Civilian-Military Community Relations Council, of any proposed extension of water or sewer service outside the Urban Services Area on lands within five miles of the boundary of Quantico MCB.

Policy 4.8.9. Work cooperatively with Quantico MCB to limit land uses to those compatible with military training activities within the Military Facility Impact Overlay Noise Zones and Range Safety Zones as recommended in the August 2006 Range Compatible Use Zone Study and included in Chapter 3 of this document.

The City of Virginia Beach is also proactive in ensuring the sustainability of Hampton Roads-NAS Oceana. The city established two policies regarding noise pollution surrounding military installations in their comprehensive plan. However, as written, these policies are only recommended for the city. Such recommended policies state:

Recommended Policies: Noise Pollution

Adhere to Air Installation Compatibility Use Zones (AICUZ) and other policy and programmatic recommendations cited in the Oceana Land Use Conformity Program (<http://www.yesoceana.com/about-oceana-land-use-conformity/>) and the 2005 Hampton Roads Joint Land Use Study (<http://www.vbgov.com/government/departments/planning/areaplans/Documents/Oceana/JointLandUseStudy.pdf>) both adopted by City Council.



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and

Relocate existing and locate proposed higher noise generating businesses and activities to locations inside the City's higher AICUZ zones and away from residential areas.

The City of Virginia Beach also identifies three separate Special Economic Growth Areas (SEGAs) in the Economic Vitality section of their Comprehensive plan that are adjacent to NAS Oceana, each with their own set of recommendations based on information in the Air Installation Compatibility Use Zones (AICUZ).

Findings for Goal 3: Statewide Land Use Planning Guidelines in Consideration of Military Compatibility

- The Commonwealth of Virginia's comprehensive planning law recommends military compatibility awareness elements in comprehensive plans but does not mandate any guidelines or policies to be adopted in such documents. When surrounding jurisdictions do not establish long-range planning goals, objectives, and policies that support military compatibility, then the installations can potentially be impacted by encroachment.
- The Code of Virginia does not specifically define military installation influence areas.
- The Code of Virginia does not describe what compatibility planning measures should be considered by jurisdictions located within military installation influence areas.

Goal 4: Establish Procedures for Permitting Alternative Energy Development in Consideration of Military Compatibility

As the United States continues to strive for its goals regarding the use of renewable energy sources, more and more alternative renewable energy sources are developing nationwide including offshore energy development projects. These renewable energy projects, specifically wind energy projects, can provide numerous benefits and economic development opportunities for many stakeholders. However conversely, these projects can have significant adverse impacts on aviation operations and radar and satellite communications systems. These wind energy systems can create a halo effect, which can interrupt or interfere with communications issues. The impacts can have detrimental effects on military training operations including aviation operations between pilot and ground control landing facilities and communications issues between radar and satellite operations.

Despite the impacts and issues, it is important to promote renewable energy development to benefit consumers and reduce long-term reliance on finite resources and environmental impact for the U.S. regarding the burning of fossil fuels. However, the U.S. must promote this opportunity in a way that is compatible and sustainable for all users of the airspace and geographies.

An evaluation of the National Renewable Energy Laboratory data for Virginia, the Commonwealth has moderate to high potential for wind energy with the greatest potential found in the North and Tidewater regions. As illustrated in Figures 2 through 5, the regions have an extensive military influence area, and are the location where the greatest potential for wind energy development is available. Thus, the two activities requiring airspace in this area to either facilitate military aviation training or wind energy generation can potentially create conflicts for both activities. Further assessment is needed to determine definitive areas for alternative energy development that would not interfere with critical military training.

Analysis and Findings

The Code of Virginia contains provisions that advocate for alternative energy systems that support a reduced dependency on fossil fuels, but this gives local governments discretionary authority to determine where alternative energy systems are appropriate among other authorities. Although the Code of Virginia requires a resale of property certificate to include restrictions limiting or prohibiting the installation and / or use of solar energy collection devices, most jurisdictions do not control locations where such alternative energy develops, such as areas where solar energy collection devices are incompatible with military installations. Furthermore, there are no regulations requiring jurisdictions to notify or communicate with military installations within the region prior to establishing ordinances regarding alternative energy development.

Despite the Commonwealth's efforts to be energy-friendly and not rely on traditional sources of energy, the Commonwealth's Energy Plan does not contain any objectives that protect other viable industries such as the Defense Industry from the impacts of uncoordinated energy developments.

The Virginia Code Title 67, Chapter 3, Section 67-300 establishes guidance for off-shore energy development that extends from 50 miles or more off the Atlantic shoreline. This is a good compatibility measure that considers the impact to jurisdictions, the United States Armed Forces, and the mid-Atlantic regional spaceport. While this portion of the law considers these stakeholders, it does not specify parameters for permitting these developments with military and community compatibility.

While some jurisdictions acknowledge the Code of Virginia's alternative energy aspirations, none regulate the location of alternative energy developments. Although most jurisdictions identified in this report are not within immediate military installation influence areas or safety areas, alternative energy developments have the potential to be sited in areas which may cause vertical obstructions, radar interference, or glare, which can hinder the sustainability of an installation mission and training.

Findings for Goal 4: Permitting of Alternative Energy Developments in Consideration of Military Compatibility

- The Commonwealth's Energy Plan does not contain goals and objectives that support alternative energy development that is military compatible.
- The Commonwealth of Virginia does not regulate alternative energy developments; rather the state authorizes localities to establish their own regulations based on what they deem appropriate.
- None of the jurisdictions identified in this report have implemented any standards or regulations that consider the siting or impact of alternative energy development projects on the military including notification to surrounding military installations.

Goal 5: *Establish Permanent Funding Sources for Military Compatibility Planning and Assistance for Local Governments and Other Agencies*

State funding mechanisms for military-affected jurisdictions have proven beneficial throughout the United States. Several states have enacted and budgeted for various funding vehicles to provide financial assistance to military-affected jurisdictions. These funding mechanisms include assistance for several components for military compatible land use planning, they are funding assistance for infrastructure and roadway projects, financial assistance for economic development, workforce, and education and training, and for acquisition of land to protect the viability of military missions into the future while simultaneously protecting the general public from military-related impacts such as accident potential and noise.



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Since Virginia has minimal financial programs to assist communities with military compatible land use planning, this goal identifies initiatives from other states to assist communities directly impacted by military-related activities and operations. States can ensure compatible land use around military installations by purchasing property or development rights to create “buffer” areas. Partnerships for buffer areas—created between state and local governments, federal entities and nongovernmental groups—can be used to acquire land around military installations so that it remains undeveloped and is protected from future encroachment. In many cases, these areas have the potential to serve as refuges for the nation’s threatened and endangered plants and animals—an issue that is also of concern to many citizens and legislatures.

Table 1 identifies the state and statute the funding mechanism is codified under. Summations of the code are found in the summaries below the table.

Table 1. State Funding of Land Acquisition for Military Land Use Compatibility

STATE	LAND ACQUISITION
Arizona	Ariz. Rev. Stat. §28-8480
California	Cal. Pub. Res. Code §10230
Florida	Fla. Stat. §§215.618, 259.105
North Carolina	N.C. Gen Stat. Chapters 113, 113A, 142, 143, 147, § 113-44.15, 113-77.7, 113-77.9, 113A-253, 113A-256, 142-100, 142-101, 142-95, 143-719, 147-86.30 - Session Law 2004-179 (HB 1264)
Oklahoma	2006 Okla. Sessions Law §234
South Carolina	S.C. Code §6 1 320(B)
Texas	Tex. Admin. Code 1-1-4-A §4.1; Tex. Const. Senate Joint Res. No. 55 Tex. S.B. 318
Virginia	Va. Code § 2.2-2666.3
Washington	Wash. Rev. Code §89.08.540

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STATES

Arizona

Arizona General Assembly passed several provisions to protect military and military airport operations. These measures enable a political subdivision to acquire, execute land exchanges, purchase, lease, condemn and devise land or land interests to maintain continued military operations.

California

The California Assembly enacted law establishing the California Farmland Conservancy Program Fund for the purchase of agricultural conservation easements, fee title acquisition grants, land improvement and planning grants, technical assistance, and technology transfer activities through the California Infrastructure and Economic Development Bank.

Florida

The Florida Forever Act, a 10-year, \$3 billion program enacted in 2009, allocated funds to acquire and preserve valuable land, including land near military installations. Agencies receiving funds under the program were expected to cooperate with military partners to protect and buffer military installations and military airspace.

North Carolina

The North Carolina General Assembly passed a law for funding land acquisition or conservation easements near military bases. The law authorizes state borrowing up to \$20 million to acquire by conservation easement or fee simple up to 17,000 acres near North Carolina military bases in order to prevent encroachment of incompatible development.

Oklahoma

The Oklahoma legislature enacted Senate Bill 1675 in 2006, which created the \$1 million Oklahoma Military Base Protection Grant Program. Local communities can apply for a matching grant for critical infrastructure improvements, addressing encroachment and transportation issues, and to assess needs, utilities, communications, housing, environment and security in order to prevent adverse realignment or military base closure.

South Carolina

In 2002, South Carolina's Legislature passed the South Carolina Conservation Bank Act. The funding began in July 2004 through deed recording fees, during which time the Bank pursued its mission of conserving significant sites from willing landowners that allows the state to maintain its natural resources. The Bank program simultaneously protects valuable natural resources and private property rights. Voluntary property owners that want to participate can sell their property outright or place their property in conservation easements to retain traditional ownership of the land. The Bank provides conservation and financial assistance for the acquisition of land or conservation easements that conserve open space, farmland, wildlife, and rare or endangered species. The fund is anticipated to provide \$10 million annually.

Texas

The Texas Legislature passed Texas Administrative Code 1-1-4-A Section 4.1 to assist communities that host military installations including establishing the Texas Military Revolving Loan Fund. This Fund aids community planning initiatives through the development of a comprehensive defense community strategic impact plan, planning manual, formalized consultation measures with the military, job creation through economic development projects, and financial assistance to defense communities for infrastructure projects that accommodate new or expanded military missions resulting from a BRAC decision that occurred in 2005 or later. This Fund is administered by the Texas Military Preparedness Commission.



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In a Texas special election in 2003, Senate Joint Resolution No. 55 was approved, which amended the Texas constitution to authorize the issuance of general obligation bonds not to exceed \$250 million from general revenues to provide loans to defense-related communities. The loans are repaid by the defense-related community, and are used for economic development projects, including projects that enhance the value of military installations.

The Texas Legislature passed SB 318 in 2015 to amend certain elements of the Defense Economic Adjustment Assistance Grant (DEAAG) program including the amount of award and the types of projects eligible. This law was designed to assist communities to prevent BRAC actions from resulting in closure or realignment of certain military bases and missions within the state. The DEAAG is a grant program where funds are allocated by the state to assist military impacted communities in planning, technical and educational assistance, and to provide funding or matching funds for infrastructure construction projects and other projects to prevent realignment and closure of military bases in military-impacted communities. The minimum amount of award is \$50,000 and the maximum amount is \$5 million. Funds may also be used to train displaced workers or train workers at the military installation to encourage continuity if missions change.

The funding for the DEAAG program is allocated by the state and administered by the Texas Commission on Military Preparedness. The commission has established criteria for the program that includes eligibility requirements to be awarded DEAAG funding. This funding mechanism could be used in Virginia as it is intended for all eligible defense-impacted communities.

Virginia

The Virginia Legislature enacted laws to provide for state funding to address incompatible development including the acquisition of property within the NAS Oceana accident potential zones per the AICUZ. To prevent further encroachment, the governing body of any locality in which a United States Navy Master Jet Base is located is required to adopt ordinances to establish a program to purchase or condemn incompatible use property or otherwise seek to convert such property to compatible use and prohibit new uses or development deemed incompatible with air operations in the Accident Potential Zone 1 (APZ-1) and Clear Zone areas as depicted in the Navy's 1999 AICUZ Pamphlet, and fund and expend no less than \$15 million annually in state and local funds in furtherance of the program to the extent that properties or development rights are reasonably available for acquisition or their use reasonably may be converted. Such funding and expenditures are subject to annual appropriations from the state and locality, and shall continue until such time as all reasonably available properties or development rights have been acquired in the designated areas.

Washington

In 2007, the Washington Legislature created the Agricultural Conservation Easement Program (ACEP), which is designed to protect valuable, active agricultural land in the state. Program funding is maintained in an ACEP account and the expenditures are charged to local government units or private, non-profit entities on a match or no-match basis dependent on the state's commission discretion. The funding may only be used for the purchase of easements in perpetuity or lease or purchase easements for a fixed timeframe.

Findings for Goal 5: Establish Permanent Funding Sources for Military Compatibility Planning and Assistance for Local Governmental Units and Other Agencies

- While there is a funding tool for acquiring land to protect both natural resources and military operations areas, there is no funding mechanism for assisting communities with planning for growth or loss situations in the event of future BRAC actions.

Analysis and Findings

- Other states across the country have enacted various laws to assist defense communities with various aspects of planning including construction, infrastructure, education and workforce planning and training that provides the communities with resources to manage and address sustainability and / or encroachment.

Goal 6: Leverage Federal Investment through Education and Awareness of Programs Available

This goal focuses on leveraging existing federal funding and investment in local communities through educational and awareness methods in an effort to access and obtain more business and funding opportunities in Virginia and leverage more federal spending in the state and its communities. Examples of federal investment and programs that are available to local communities include the Procurement Technical Assistance Center (PTAC) Grants and the Defense Access Roads (DAR) Program. These programs are supported by federal funding and provide direct financial and technical assistance to state and local governmental agencies.

The Virginia Procurement Technical Assistance Program (PTAP) website identifies several PTACs in the Commonwealth of Virginia available to assist small business to prepare them to bid appropriately on federal, state, and local contracts. The PTAC is a grant administered by the United States Small Business Administration through the Commonwealth's administrator, the PTAP. George Mason University has been administering, coordinating and offering the PTAPs assistance throughout the Commonwealth of Virginia. PTACs offer education courses and provide technical assistance to small businesses preparing to do business with the DOD and other federal agencies, assistance in positioning them to do business with the federal government through educating and assistance with marketing materials such as capabilities statements, and provides opportunities to meet with federal agencies to learn how small business services and goods can fulfill agency needs. The Virginia PTAP is offering an inaugural conference for small businesses to learn to do business with the DOD and other federal agencies overseas.

The DAR Program is administered by the Federal Highway Administration. The purpose of these federal funds is to assist local communities with the expenses of maintaining roadways that are unusually impacted by military use. There is a military-community process for identifying a roadway and associated improvements and funding it that requires congressional approval. While this is another opportunity for local businesses to assist in roadway infrastructure work, it is limited in scope and can be lengthy process. However it is important to reference in this report in the event additional funding is needed for unique roadway improvements that are needed due to unusual military utilization.

Another opportunity for leveraging federal investment is through the various workforce and education and training programs for civil service and / or military personnel that have retired from the military service or have been displaced due to realignment actions. The Commonwealth of Virginia has recently invested in the veterans in various ways including providing incentives for business startups and using military course work towards college credit.

Findings for Goal 6: Leveraging Federal Investment Locally

- There are several existing resources in the Commonwealth that are designed to aid communities and small businesses; however, the awareness of these resources may be minimal in communities where traditional planning is performed by the more urbanized jurisdictions.



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

- There has been no legislation in recent years to provide a funding mechanism for military compatibility planning including infrastructure and economic development planning to jurisdictions and communities impacted by military training operations.

Goal 7: *Enhance Real Estate Disclosure Laws in the Commonwealth*

Several of the installations assessed in this JLUS report included recommendations in their independent JLUS reports to enhance real estate disclosures for properties located adjacent or near a military installation. The reports indicated current state law only establishes provisions for noise generated by air installations, rather than all military installations including those that conduct activities that generate noise on ranges. Virginia Code Section (§) 55-519.1 requires disclosures pertaining to military air installations. The Virginia Code states the following:

The owner of real residential 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 on a form provided by the Real Estate Board. Such disclosure shall state the specific noise zone or accident potential zone, or both, in which the property is located according to the official zoning map.

While this law provides a first step for enforcing real estate disclosures associated with military impact, there are some enhancements needed to facilitate improved real estate disclosure in military influence areas. This law only applies to noise generated from military aircraft; it does not address noise generated from range training activities, such as small and large arms firing, impulse noise, detonation, improvised explosive device (IED) detonations, and other similar activities. Secondly, the law only applies to properties in localities that have memorialized the military installation's influence areas on the official zoning map. Thus, if a jurisdiction or locality has not designated the military installation influence areas on the map, then the Real Estate Board serving that locality is not required to include disclosure of the military influence on a particular parcel. The cities of Chesapeake, Hampton, and Virginia Beach are the only cities that have incorporated the AICUZ zones as an overlay district in their zoning ordinances and on the official zoning map. These are the only jurisdictions where disclosure about the military impact on parcels is required for a transfer in property ownership.

Findings for Goal 7: Enhance Real Estate Disclosure Laws in the Commonwealth

- Current real estate disclosure law only applies in jurisdictions where APZs and noise contours associated with military air installations are documented on the jurisdiction's official zoning map.
- Current real estate law does not address noise generated from range training activities.

Goal 8: *Protect the Military Utilization of Public Resources in the Commonwealth of Virginia Utilized by Virginia's Military Installations*

This goal protects the various public resources that are used by the Commonwealth's military and the public. Virginia and a portion of Maryland have an abundance of resources that require protection for multi-purposes. The Virginia resources that are unmatched anywhere else in the U.S. are its airspace, public lands used for joint uses—military training and preservation of natural resources including recreation, and public waterways within the Commonwealth and the State of Maryland (i.e. Potomac River and Atlantic Ocean). These resources

Analysis and Findings

provide numerous capabilities to the DOD for a variety of military training assets. The following is a brief discussion of each resource and its importance in the nation's defense strategy.

Airspace Utilization

When assessing military compatibility, it is important to consider the use of public airports for military operations. Like many states, military flight operations in Virginia do not occur only at military installations. The Air Force and Navy, and to some degree Army, Marine Corps, and Coast Guard, often use public airports in Virginia for military operations. In addition, some National Guard units are based at public airports. Military use of public airports may also provide economic benefit to the airports of communities, as the military typically pays for the use of the runways or airport facilities. In addition, National Guard requires housing and other community amenities off-installation; this provides increased economic benefit.

There are more than 60 public airports in the Commonwealth of Virginia, of which 43 (65 percent) are used by military aircraft for various purposes, which may range from aircraft beddown to occasional touch-and-go landing and takeoff procedures, and at various frequencies, from daily to occasionally. Of the 43 airports, approximately five of the public-use airports attribute one-third of their operations to the military.

With the understanding and knowledge that over 85 percent of the state is influenced by the military based on the various military training footprints and 65 percent of the public-use airports in the state are used by the military, it is important to protect these resources so that local jurisdictions in the Commonwealth of Virginia can continue to benefit from the military use, especially in rural areas with publicly-owned airports that accommodate military training.

Public Lands Utilization

Virginia is home to numerous state and federally-protected public land, which can serve a dual purpose for providing recreation and wildlife opportunities and benefits to the communities as well as for military training. While not initially part of this assessment but equally important to note and consider, there are several military installations including National Guard Centers that utilize public land such as forests and open land for training purposes across the nation.

Due to environmental and / or physical constraints within the DOD and installations, it is necessary to utilize public land for training. For example, Fort Indiantown Gap in Pennsylvania and Stones Ranch and Camp Niantic in Connecticut utilize forested lands near the installation for training. These lands are also used by the general public for recreation activities, including hiking. In other portions of the U.S., agreements, known as memorandum of agreement, are made between public agencies (e.g. Bureau of Land Management (BLM), U.S. Forest Service) that manage the public land with the military to enable the military to train in certain capacities. In the west, desert public land is under agreement between the BLM and certain military installations to allow aircraft maneuvering and training in advanced combat skills. Ultimately, the use of public land for both purposes—military training and recreation—is important to preserve and protect from degradation.

Public Waterways Utilization

Similar to the public land discussion, public waterways are used for multi-purposes including military training and operations and recreational and commercial fishing and boating activities in Virginia. Specifically, the North and Hampton Roads Regions of the Commonwealth are home to strategic public water and military assets including the James and Potomac Rivers and the Atlantic Ocean. It is important to note; however, that a majority of the Potomac River is within the jurisdiction of the State of Maryland. This multi-jurisdictional relationship can present additional coordination challenges for this resource.



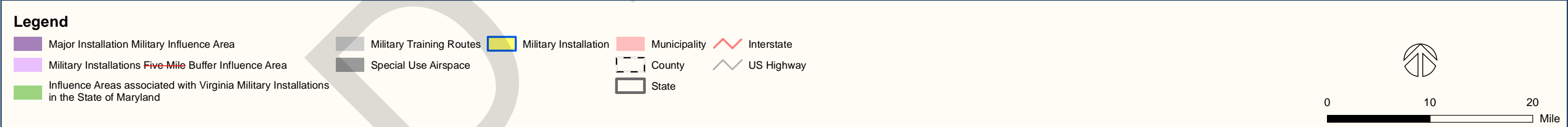
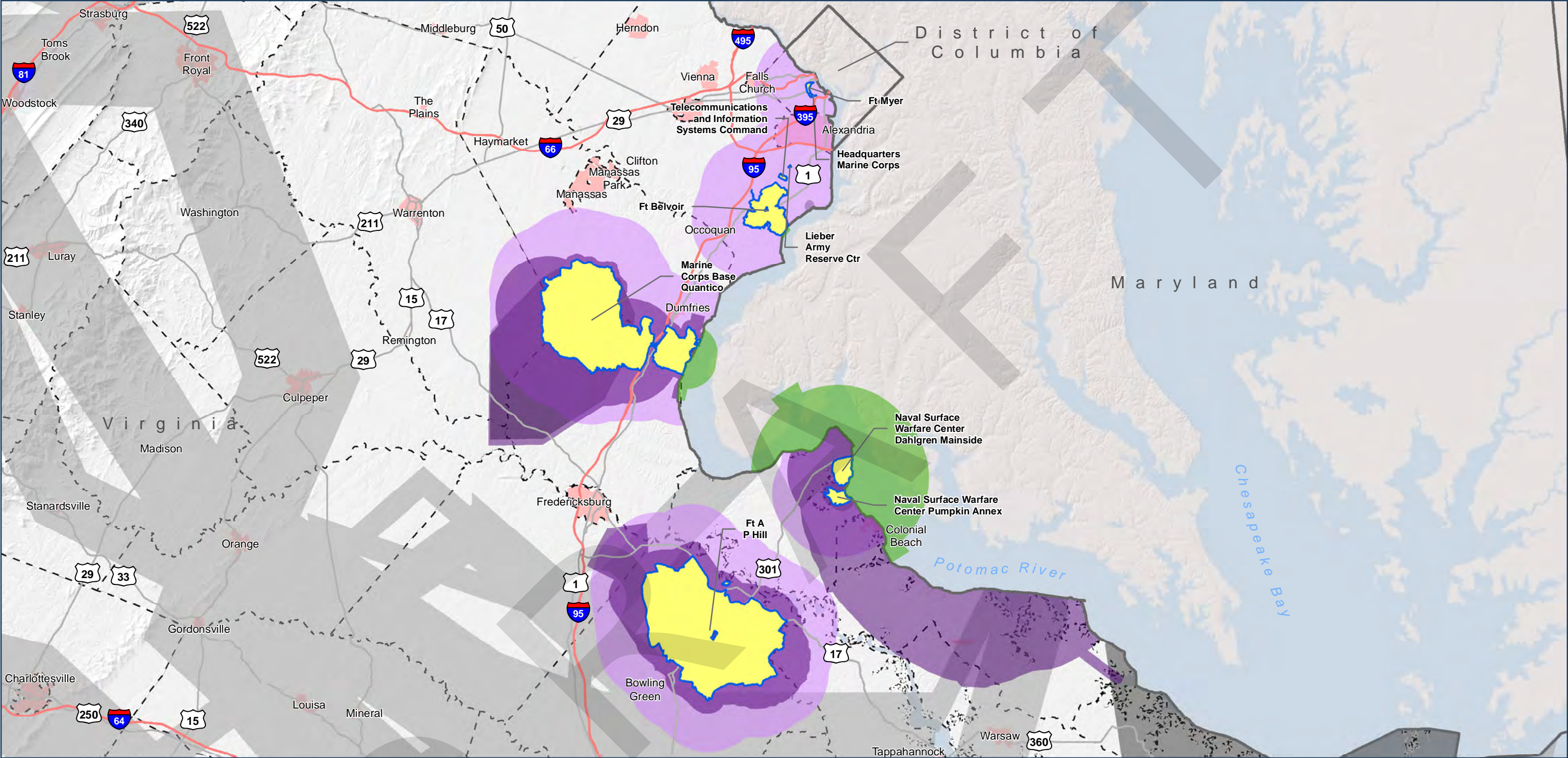
VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

For Virginia military installations, the Potomac River areas provide numerous opportunities for a variety of military mission capabilities including research, development, testing, and evaluation of various weapons systems and airspace for aviation training and maneuvering. Figure 6 illustrates the lower Potomac River military influence areas. This map does not include the areas of the river used by Fort Belvoir and the Lieber Army Reserve Center as these installations were not included in this assessment; however, it is important to note those installations' operations also impact the Potomac River.

Moreover, other installations not initially identified for this study utilize public waterways including Fort Eustis and Naval Weapons Station Yorktown. The James and York Rivers are adjacent to premier logistics installations in Virginia, Fort Eustis and Naval Weapons Station Yorktown. The installations currently use the rivers for various training capabilities including logistics training, loading, and other range-type weapons training. These public waterways are also used for commercial boating and shipping and recreational activities. While both purposes are desired to ensure diverse economic activity for the surrounding regions and sustained national military superiority, the goals for both activities can conflict with one another causing delays or postponements of military training or lost opportunities for commercial fishing and boating. The shared use can also result in lost opportunities for recreation and tourism by the surrounding communities.

The public waterways in several states including Virginia, Maryland, and even North Carolina require protection for both purposes—military operations and commercial fishing and boating and recreation. Multi-jurisdictional collaboration is needed to understand the extent, nature, and value of these activities and assist in addressing ongoing concerns or issues.

The remaining portion of this section provides an itemized breakdown of capabilities that the Potomac River provides for the installations assessed in this report. It is important to itemize these capabilities to facilitate a comprehensive understanding of the existing mission capabilities this public waterway provides to two of the six installations assessed in this report. The Potomac River is more than likely impacted by other military installations in the Commonwealth including Fort Belvoir. Further assessment is needed to determine impact of the upper portion of the Potomac River and the James and York Rivers.



Matrix DESIGN GROUP
Sources: US Census TIGER, 2015. Virginia Geographic Information Network, 2016. USGS, 2016.

Figure 6
Potomac River Military Influence Areas

Please see the next page.

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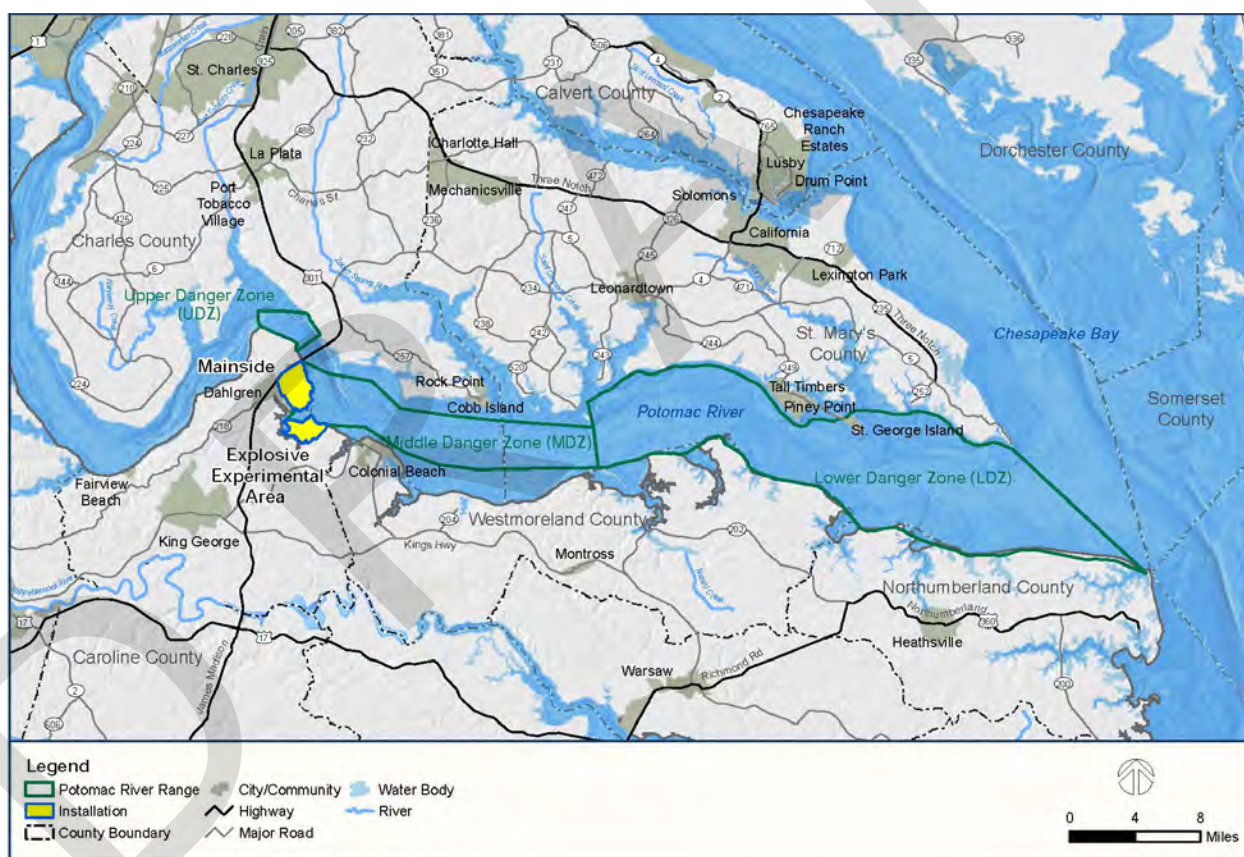


VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

POTOMAC RIVER TEST RANGE: NSF DAHLGREN

The Potomac River Test Range (PRTR) comprises areas that are managed and supported by NSF Dahlgren. The PRTR Complex is located both in the Commonwealth of Virginia and the State of Maryland consisting of 715 acres of land and 169 square nm of water test areas that support Research, Development, Testing, and Evaluation (RDT&E) of warfare systems integration, ordnance, lasers, electromagnetic energy, sensors, unmanned systems, and chemical simulants. The PRTR allows for the safe conduct of testing in a realistic, controlled environment, effectively serving as a “ship on shore” environment to collect real-time data from a number of instrument stations. The PRTR provides numerous capabilities for the U.S. Navy for water ranges, special use airspace, ordnance activities, unmanned systems, manned vehicles.

The water portion of the range is 51 nautical miles (nm) long, covers 169 square nm, and is divided into three danger zones - the upper, middle, and lower danger zones. These zones are designated for the area and the specific purpose they serve in weapons testing; they do not necessarily denote the level of safety or danger associated with the zone. The PRTR is primarily in the state of Maryland, with only a small portion in Westmoreland and Northumberland counties in Virginia. It provides the impetus for multi-state coordination. The following map illustrates the PRTR and its danger zones on the Potomac River.



Potomac River Test Range Danger Zones

Analysis and Findings

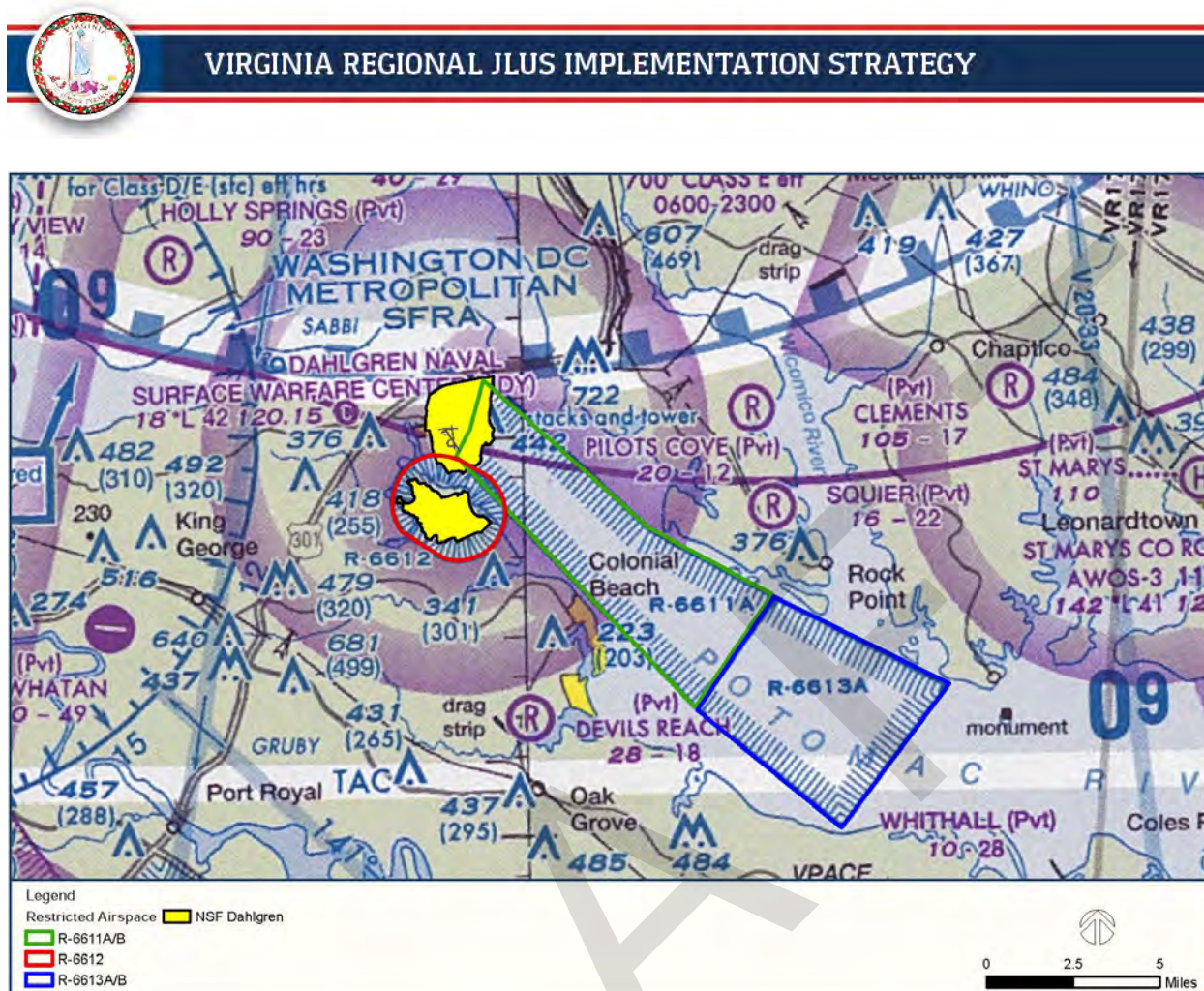
Certain types of tests, such as those involving large caliber weapons firing, require that all or most of the danger zone be restricted; however, other tests, such as the use of lasers across the entrance to Upper Machodoc Creek, require that only part of the danger zone be restricted. When active, range boats patrol the area to keep unauthorized watercraft out of the danger zone. The Navy also employs a series of range stations to ensure public safety and to monitor testing. Many of the stations contain instruments for measuring and reporting noise generated by testing and are used to assess real-time weather and environmental conditions to determine whether tests can proceed or should be postponed based on exceeding predicted sound limits.

When RDT&E events are scheduled, the river range in use is closed to vessel traffic. The range operations center works with vessel operators to minimize delays by allowing transit during pauses in operations. Activities involving the use of large caliber guns at NSF Dahlgren mainly fire inert (non-explosive) projectiles; however, the firing of live (explosive) projectiles into the Potomac River is also conducted.

Weapons testing includes 155 mm (6.1 inch) and 203 mm (8 inch) howitzers used by the Marine Corps and Army and the more frequently discharged 127 mm (5 inch) caliber rounds, which have a maximum firing rate of 20 rounds per minute and a range of 26,000 yards (approximately 13 nautical miles). The number of projectiles the Navy fires annually with the large caliber guns on and from the land ranges of the PRTR Complex varies based on the type of test being conducted.

Small arms are defined as having a projectile diameter of less than or equal to 20 mm (0.8 inches) and can be fired on any of the ranges, but primarily on the Machine Gun Range, AA Fuze Range, and Main Range. In addition to the small arms fire, the Machine Gun Range is used to test the penetration of light armor materials and of primers (caps or tubes containing a small amount of explosive used to detonate the main explosive charge of a firearm). A gun projectile that is smaller than or equal to 20 mm (0.8 inches) is referred to as a bullet, and roughly 6,000 bullets are fired outdoors on the ranges annually.

The Navy uses unmanned aerial vehicles (UAVs) for various RDT&E functions. The UAVs can be used for targeting, reconnaissance, surveillance, and communications relay. These vehicles can also carry lasers, radar, and ordnance. The UAVs used by the Navy range, from micro air vehicles, that can be carried by personnel and assembled and launched by hand, to the Tiger Shark with a wingspan range of 17 to 21 feet and a weight of 400 pounds. There are two UAV runways located at NSF Dahlgren on the Terminal and Churchill Ranges. These runways are dedicated to UAV operations and operating aircraft are only permitted to fly within the special use airspace (SUA) located south and southwest of NSF Dahlgren including the PRTR. The SUA is illustrated on the following map.



Special use airspace over the PRTR

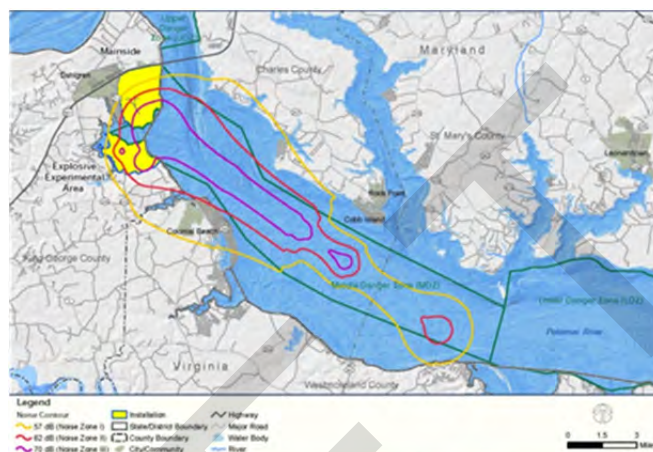
An unmanned surface vehicle (USV) is an unmanned boat or amphibious craft that can travel on the surface of the water by remote control. Operations involving USVs include testing their ability to be detected and scanned by radar, their reaction to counter-terrorism measures, or the ability to disable their equipment, stop, or destroy them. The USVs may be used as one component in tests of integrated warfare systems.

Manned ground, water, and air vehicle operations occur at NSF Dahlgren. No manned aircraft are currently stationed at NSF Dahlgren, but occasionally access to the installation to perform testing operations may occur. Air operations at NSF Dahlgren typically involve the aircraft flying into the USV to test a sensor system either onboard the aircraft or on the ground. Fixed-wing aircraft used in RDT&E activities do not land on NSF Dahlgren's airfield due to the constraints. Helicopters on occasion may transport personnel and in one recent instance the U.S. Marine Corps used the airfield for landing and take-off training.

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These aviation and range operations generate noise. There are two types of noise resulting from range activities that add to ambient noise levels.

- **Ammunition & Explosive (A&E) Tests** – Impulse noise (sudden, short-duration, and sharp noise) occurs from small arms firing, large caliber gun firing, and explosive detonations.
- **Aircraft Flights** – Noise is generated from helicopters using the NSF Dahlgren airfield, aircraft brought from other installations to be used in tests, and UAVs launched from the land ranges of the PRTR Complex and the Environmental Explosives Area Complex and flown within the SUA.



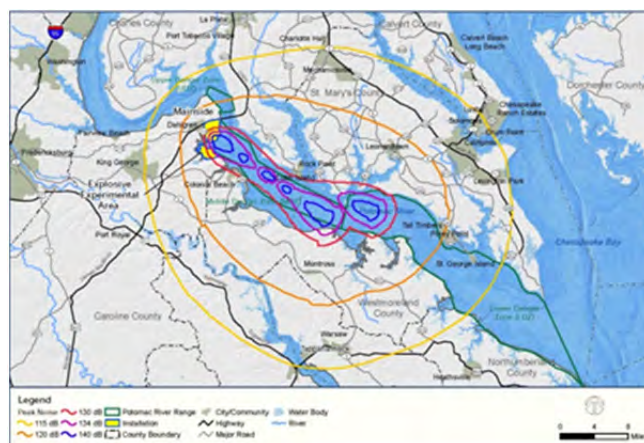
Standard noise contours for the Potomac River Test Range

Impulse noise at NSF Dahlgren is caused in part by large caliber gun and small arms firing in the PRTR but includes firing of an electromagnetic launcher. Most of the louder noise generated by these activities is contained within the installation; however there are instances when noise escapes the installation. This in and of itself causes concern by nearby property owners and residents.

In addition to the standard noise contours identified using DOD guidance, composite peak noise contours that extend beyond the PRTR and over portions of King George, Westmoreland, Charles, and St. Mary's counties have been identified by the Navy. The peak noise contours account for events when noise levels and disturbances may be exacerbated by an increase in testing and other environmental conditions that affect the propagation of noise.

The noise level area of 130 – 140 dBP (i.e., high risk of complaint) extends off-base over land in portions of the Potomac Beach, Colonial Beach, Swan Point, Cobb Island, and Coltons Point. Development in this area may generate a high level of noise complaints. The 115 – 130 dBP exterior noise area encompasses almost all the areas along the Potomac River within approximately 10 miles of the river. Moderate noise complaints can be anticipated in this area.

All these noise zone areas are important to recognize and consider as the potential for increased impacts resulting from both current and the potential expansion of mission to the community is likely.



Peak noise contours for the Potomac River Test Range



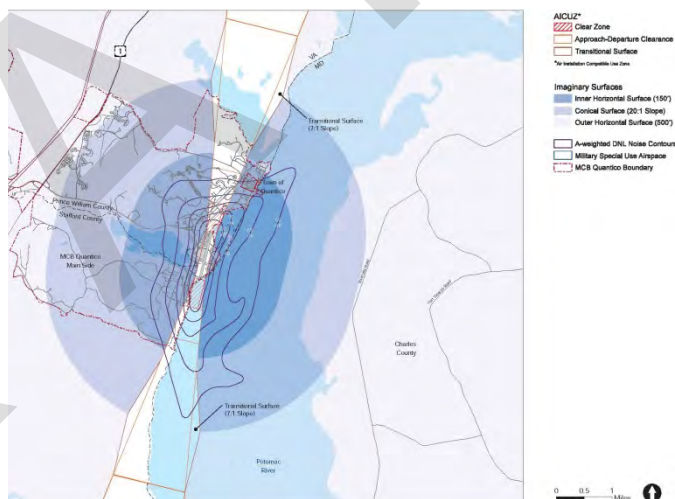
VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

POTOMAC RIVER AT MCB QUANTICO

The portion of the Potomac River (PR) managed by the MCB Quantico comprises several miles of the River shoreline. While this area is not used for as numerous formal testing capabilities as NSF Dahlgren PRTR, the MCB Quantico portion of the PR provides airspace and areas for important military aviation training. Currently, this portion of the PR assists with aviation activities that originate with the airfield at MCB Quantico including the imaginary surfaces. It was recommended in the MCB Quantico JLUS to utilize the PR corridor for increased aircraft military training to mitigate the impacts of aircraft noise over other portions of the communities surrounding MCB Quantico. This could be an option given the appropriate amount of research, assessment, and potential additional investment.

The Marine Corps Air Facility Quantico (MCAF Quantico) is located on the Main Side west bank of the Potomac River. The air facility provides support to Marine Helicopter Squadron One and other MCB Quantico tenants, service to the Fleet, and hospitality for important events at MCB Quantico such as the Modern Day Marine Corps Exposition. MCAF Quantico also supports U.S. Air Force aircraft that are used for presidential helicopter transport. Aircraft based at MCAF Quantico perform executive and emergency transport missions for the President of the United States, members of the President's Cabinet, foreign dignitaries, and other personnel as directed by the White House Military Office. The aircraft also support training at MCB Quantico, including helicopter indoctrination training for Marines at Officer Candidates School and advanced training for entities such as The Basic School and Infantry Officers' Course. Aircraft at MCAF Quantico support Marine Corps Combat Development Command and Marine Corps Systems Command in the development of helicopter tactics, techniques, and equipment.

Currently, some of the imaginary surfaces—Approach / Departure Surface and the Outer Horizontal Surface—project off-installation into the PR. This is an imaginary footprint that should be protected to ensure the sustainability of the existing air operations and also to potentially expand on MCB Quantico's air capabilities.



Imaginary Surfaces of MCB Quantico over the Potomac River and into the State of Maryland

Source: MCB Quantico Joint Land Use Study, June 2014.

Analysis and Findings

Findings for Goal 8: Protect the Public Resources in the Commonwealth of Virginia and State of Maryland Utilized by Virginia's Military Installations

- Majority of the Potomac River is under the jurisdiction of the State of Maryland and requires ongoing coordination and protection from both the Commonwealth of Virginia and the State of Maryland.
- Further assessment of other military installations in the Commonwealth of Virginia is needed to determine impact and capabilities of the military on public resources in the state.
- Public airspaces and airports used by the military in the Commonwealth should be identified to facilitate the understanding of the military influence in Virginia and quantify the impact of these airports and associated airspaces on the economy of the state.
- There are public lands adjacent to military installations that could be impacted or impact military training activities in the Commonwealth. Further assessment is needed to quantify the impacts of public lands on the military and vice versa, including the impacts on the military due to protection of public lands.
- There are several public waterways including the Potomac, James, and York Rivers that provide invaluable training assets and realistic training environments for the military; however, these public waterways are also utilized by the general public and commercial business. These waterways should be protected to support ongoing multiple uses.
- The PRTR provides numerous capabilities that support multiple armed services including Air Force, Navy, and Marines through weapons testing and significant RDT&E. These assets are important to protect as this military training environment is unmatched elsewhere in the U.S.
- Increased commercial boating operations, noise complaints, safety risks, vertical obstructions, and alternative energy development increase the risk profile of the public resources utilized by Virginia's military.
- Further assessment is needed to evaluate other military service operations for changes in locations of training activities including increased aviation training operations over the MCB Quantico portion of the Potomac River.
- Further assessment is needed to determine impact and appropriate recommendations to support ongoing and future use of the upper portion of the Potomac River and York River.



RJIS Recommendations

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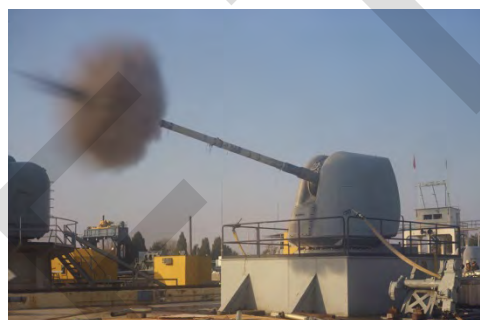


RJLUS Recommendations

REGIONAL JLUS IMPLEMENTATION STRATEGY RECOMMENDATIONS

The recommendations for the Regional JLUS Implementation Strategy (RJIS) were developed through the assessment of the six JLUS reports which reflect the collaborative efforts between representatives of participating stakeholders including, state and federal agencies, military leadership, local organizations, the general public and other stakeholders that own or manage land or resources in the region.

The RJIS recommendations can be implemented by the state to promote compatible land use and resource planning by resolving or mitigating existing and potential compatibility issues. These recommendations are the heart of the RJIS document and are the culmination of the assessment. It is important to note that the RJIS is not an adopted plan, but rather a set of recommendations which should be implemented by the RJIS stakeholders to address current and potential future compatibility issues, consistent with the goals identified in this report.



The key to the implementation of these recommendations is the establishment of a RJIS Coordination Committee (see Recommendation 1B) to oversee the RJIS implementation. This committee will monitor local jurisdictions, the military, and other interested parties to continue working together to establish communication and coordination procedures, recommend or refine specific actions for member agencies, and make adjustments to recommendations over time to ensure the RJIS continues to address key compatibility issues through realistic recommendations and implementation.

Recommendations Guidelines

The key to a successful plan is balancing the needs of all involved stakeholders. Several guidelines form the basis upon which the recommendations were developed:

- The recommendations were developed with the understanding that they must not result in a taking of property value as defined by state law.
- The goal of the RJIS is to develop a set of goals that can be addressed either regionally or by means of state legislation to encourage and facilitate land use planning compatible with military operations throughout the Commonwealth while maintaining the economic vitality of communities.
- The challenge is to create a solution or recommendation that meets the needs of all parties. In lieu of eliminating recommendations that may not have 100 percent buy-in from all stakeholders multiple recommendations may be proposed to address the same issue but tailored to individual circumstances.
- Since this JLUS is intended to be a “living document,” and because state and federal regulations change, before implementing the recommendations, the responsible jurisdiction or party should ensure there is no conflict between the recommendation and current state or federal law at the time of implementation.



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

HOW TO READ THE RJIS RECOMMENDATIONS TABLE

The recommendations are designed to support the goals identified during preparation of the RJIS as discussed in Section 3. The purpose of the recommendations is to:

- avoid future actions, operations, or approvals that would create a compatibility issue,
- eliminate or mitigate existing compatibility issues where possible, and
- provide for enhanced and on-going communications and collaboration.

To make the recommendations easier to use, they are presented in Table 2 that provides the recommendation, applicable geography where the recommendation should apply, and the party responsible for implementing the recommendation. The recommendations are organized according to their respective goal to establish the relationship between the recommendation and the condition it is intended to address. The following explains how to read the table.

Goal or Action ID. The Goal # and Action ID # are unique alpha-numeric identifiers that provide a reference for each specific goal and recommendation. Each recommendation is referenced by its Action ID, e.g., 1A, 1B, etc.

Region ID. In bold type is a symbol for the region ID. This column contains a symbol representing each of the regions where a recommendation applies. If a recommendation only applies in one region, one of six symbols is shown in this column for that recommendation. Some recommendations may apply to more than one region or area, but would not necessarily be applied statewide.

- A solid triangle (▲) indicates the recommendation applies statewide and including the regions.
- A hollow triangle (△) indicates the recommendation applies to the North Region of Virginia.
- A solid left-pointed triangle (◄) indicates the recommendation applies to the Central Region of Virginia.
- A hollow left-pointed triangle (◄) indicates the recommendation applies to the Hampton Roads Region.
- A solid right-pointed triangle (►) indicates the recommendation applies to the West Region.
- A hollow right-pointed triangle (►) indicates the recommendation applies to the Potomac River Influence Area.

Goal / Recommendation. In bold type is a title that describes the goal or recommendation that addresses the issues identified from the six installation JLUSs assessed in this report followed by recommendation statements that describes each recommended action to accomplish the goal.

Responsible Party. To the right of the recommendation table are three columns, one for each broad stakeholder group including, the state and its respective agencies, the military, and local governments and organizations responsible for implementing the RJIS recommendations. If an entity has responsibility for implementing a recommendation, one of two symbols is shown under their column. A solid, red square (■) indicates that the entity identified is responsible for implementing the recommendation. A hollow, red square (□) indicates that the entity plays a key supporting role, but is not directly responsible for implementation. The responsible parties are identified by their name in the heading at the top of each page.

RJLUS Recommendations

Table 2. Virginia Regional JLUS Implementation Strategy Recommendations Organized by Goal

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
Goal 1 Enhance ongoing communication and coordination between the Commonwealth of Virginia and Military					
1A	▲	Improve Communication Identify the most effective way for notification to the military from all government jurisdictions located within a military buffer area of an active military installation: <ul style="list-style-type: none"> ■ Changes to zoning map. ■ Changes that affect the permitted land uses including but not limited to variances and conditional use / special use permits. ■ Changes relating to existing telecommunications towers and windmills and proposed telecommunications towers and windmill developments. ■ Triggers for communication / coordination, e.g. buildings / structures exceeding 75 feet within a military buffer area of the installation. ■ Annexations. ■ Changes to proposed new major subdivision preliminary plats. ■ An increase in the size of an approved subdivision by more than fifty percent (50%) of the subdivision's total land area including developed and undeveloped land. ■ Early formal review of proposed development projects during a pre-application process. ■ Changes in infrastructure including adding capacity for roadway infrastructure and water and sanitary sewer extensions / expansions. 	■	□	□



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY



Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		Encouraging early review by the military is intended to reduce potential cost of modifications that would otherwise result from military review at the approval stage of development applications.			
1B	▲	Establish a RJIS Coordination Committee The Virginia Legislature should establish a formal RJIS Coordination Committee by resolution consisting of a new committee or repurposing an existing committee / council to monitor the progress of the implementation of RJIS recommendations. This committee should also act as a forum for continued communication and sharing of information and current events germane to military compatibility.	■	□	□
1C	△◀◀ ▶▶	Develop Memorandum of Agreement to Communicate / Coordinate with Military To complement Recommendation 1A, the military-affected jurisdictions and communities within a military influence area should design one memorandum of agreement (MOA) delineating communication and coordination protocols between jurisdictions and military installations. The MOA is intended to establish uniform communication and coordination procedures between the military and the jurisdictions to strengthen relationships and address issues as they arise. The MOA could be modified as appropriate to the specific jurisdictions, but the major components should be consistent to ensure a level of uniformity across the state. The following, at a minimum should be included in the MOA:		■	□

RJLUS Recommendations

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		<ul style="list-style-type: none"> Means for communication or a combination of types of communication, e.g. email. Points of contact information for community and military. 			
1D	△◀◀ ▶▶	<p>Monitor Effectiveness of Communication / Coordination Procedures through Performance Metrics</p> <p>The military-affected jurisdictions should establish performance metrics for the communication / coordination procedures for which to monitor and assess for effectiveness. Performance metrics, at a minimum, should include:</p> <ul style="list-style-type: none"> Metrics for assessing timely response from military regarding proposed changes. Metrics for response times via emails. Metrics for addressing immediate issues that arise, i.e. three days to address matter. Metrics for ensuring military is noticed during pre-application period. Metrics for ensuring continuity in the absence, vacancy, or retirement of critical personnel. <p>The metrics should be evaluated for ongoing improvements in communication and coordination protocols / processes.</p>		■	■
1E	▲	<p>Develop an Interactive Geographic Information Systems (GIS) Database and Mapping Tool</p> <p>The Virginia Legislature should encourage and implement a statewide GIS Database / Mapping tool to enable improved information-sharing, understanding and enhanced coordination between the military and jurisdictions, special interest groups, and</p>	■	□	□



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		<p>development community. The Statewide Mapping Tool should include, at a minimum:</p> <ul style="list-style-type: none"> ■ All Military Training Routes (MTRs) illustrative of low-altitude aviation operations, ■ All Special Use Airspaces (SUAs) including Military Operating Areas, ■ Parcel data, ■ Jurisdictional boundaries, ■ Ownership data, and ■ A (XX-mile) buffer around each installation pursuant to VCA 15.2-2204D. <p>In addition to developing this tool, the state should establish measures to monitor and update data as necessary when military missions or legislation changes.</p>			
IF	 	<p>Governmental Liaison Program</p> <p>The jurisdictions within the military influence areas should consider developing a governmental liaison program in which a representative would understand the military mission and the jurisdiction's vision and mission and collaborate with appropriate organizations and the military to identify common goals that can be resolved through mutually beneficial actions. At minimum, program should include:</p> <ul style="list-style-type: none"> ■ Identification of a representative that knows and understands the mission and is capable of educating and mentoring a liaison to assist in advocating for the military with local, state, and federal officials. ■ Integration of civilian / jurisdiction liaison into military activities and events. ■ Civilian / jurisdiction liaison in military-community related projects, as appropriate. 	□	■	□

RJLUS Recommendations

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		The intent of this recommendation is to have informative local liaisons that can advocate and align the community with military interests.			
Goal 2 Establish and Maintain a Secure Data Repository between the Commonwealth and the Military					
2A	▲	Implement a Secure Data Repository for Virginia Military Installations and Governmental Units Research, budget, and assign responsibility to a state department who will implement, develop, and maintain a single data repository of the latest military influence data for land use planning purposes. The repository should be accessible by jurisdictions, development community, and the general public.	■	□	□
2B	▲	Develop Information Exchange Procedures and Privileges The State should collaborate with the military to develop information exchange procedures and appropriate user privileges between the state and local government units, special interest groups, and the development community, and the general public.	■	□	□
Goal 3 Adopt Statewide Military Compatible Land Use Planning Guidelines for Local Governments to Integrate into Regional and Local Planning and Zoning Documents					
3A	▲	Consider Military Compatibility Guidelines in Land Use Planning Tools The Commonwealth should review how jurisdictions within a military influence area that updates comprehensive land use plans, zoning ordinances, building codes and other such planning tools should do so to incorporate military compatibility land use	■		□



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		planning policies and regulations.			
3B	△◀◀ ▶▶	Update Comprehensive Plans to Incorporate Military Compatibility Policies Upon completion of Recommendation 3A, the local jurisdictions should update their comprehensive plans to incorporate appropriate guidance and policies that consider military compatibility in long-range planning.		■	□
3C	△◀◀ ▶▶	Amend Zoning Ordinances to Incorporate Military Compatibility Regulations in Land Use Planning Documents Upon completion of Recommendation 3A, the local jurisdictions should amend their zoning ordinances or municipal codes to incorporate appropriate regulations that consider military compatibility in long-range planning.		■	□
Goal 4 Establish Procedures for Permitting Alternative Energy Development in Consideration of Military Compatibility					
4A	▲	Amend the Commonwealth's Energy Plan (Title 67, Chapter 1 § 67-101 & § 67-102) The Virginia Legislature should amend the State's Energy Plan (Title 67, Chapter 1 § 67-101 & § 67-102) to establish policies and objectives that provide for military compatibility in the planning and development of utility-size alternative energy developments. This will allow for the diversification of energy sources in the Commonwealth while enabling the sustainability of the military training activities and the overall DOD footprint and investment in the state.	■		□
4B	▲	Adopt Alternative Energy Statewide	■	□	□

RJLUS Recommendations

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		<p>Permitting Law</p> <p>The Virginia Assembly should develop and adopt a law that requires statewide permitting of utility-scale alternative energy developments. In addition, the Commonwealth should develop guidance and / or standards for local jurisdictions to assist them when they are developing local ordinances for the permitting of alternative energy developments. The permitting law at a minimum:</p> <ul style="list-style-type: none"> ■ Analysis of impacts on nearby land uses including halo / Doppler effect analysis, in military operations, ■ Detailed notification measures including timeframes for response, from appropriate property owners or managers, including the military if proposed location is in an identified military influence area based on this report, ■ Decommissioning procedures and appropriate remediation of land uses, and ■ Impact mitigation measures. 			
4C	▲	<p>Develop a RYG Map for Alternative Energy Development in Virginia</p> <p>The Virginia's military department should work with the individual installations as necessary to identify areas where establishing large-scale alternative energy developments would be beneficial for all stakeholders and would not create adverse impacts on the military. In addition, the map would also identify the areas where alternative energy projects require coordination with the military and areas where alternative energy projects would not</p>	■		□



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		be allowed under any circumstances. This would assist developers and the local jurisdictions in planning and this will still allow for the significant economic potential resulting from energy developments.			
4D	△◀◀ ▶▶	<p>Adopt Policies and Regulations for Alternative Energy Permitting</p> <p>Upon implementation of Recommendation 4B and 4C, the local jurisdictions located in areas where alternative energy development is compatible should develop and adopt comprehensive plan policies and land use ordinance regulations that provide the necessary protection of land uses near alternative energy developments. If jurisdictions are impacted by the military within a military influence area, then the jurisdictions should adopt alternative energy permitting regulations compatible with military operations. The permitting law should be consistent with the state permitting law and include, at a minimum, the following requirements:</p> <ul style="list-style-type: none"> ■ Analysis of impacts on nearby land uses including halo / Doppler effect analysis, in military operations, ■ Detailed notification measures including timeframes for response, of appropriate property owners or managers, including the military if proposed location is in an identified military influence area based on this report, ■ Decommissioning procedures and appropriate remediation of land uses, and ■ Impact mitigation measures. 		■	□

RJLUS Recommendations

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
Goal 5 Establish Permanent Funding Sources for Military Compatibility Planning and Assistance for Local Governmental Units and Other Agencies					
5A	▲	Consider Establishing Grant Funds to Assist Local Military-Impacted Jurisdictions with Planning The Virginia Legislature should consider establishing a grant program that would be appropriated annually and awarded to military-impacted jurisdictions to assist with land use planning projects and supporting studies. A maximum amount of award should be stipulated so several jurisdictions can be benefit each year.	■		
5B	▲	Consider Establishing a Permanent Loan Fund to Assist Local Military-Impacted Jurisdictions with Planning The Virginia Legislature should consider establishing a revolving loan fund that jurisdictions would pay back. The loan would provide additional assistance to military-impacted jurisdictions that were not eligible for the grant funds (<i>See Recommendation 5A</i>) or needed additional assistance beyond the grant.	■		
Goal 6 Leverage Federal Investment through Education and Awareness of Programs Available					
6A	▲▲▲ ◀▶▶	Promote Business with the Military through the Utilization of the PTAP and PTAC Centers The Virginia Military Advisory Council (VAMAC) and its military-impacted jurisdictions should promote the existing business resources through establishing website linkages with the PTAP and PTAC centers.	■	■	□



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
6B	▲▲◀ ◀▶▶	PTAP and PTAC Centers Host Informational Meetings and Webinars for Rural Jurisdictions The VAMAC and jurisdictions should encourage and request more business informational meetings in their area from the PTAP and the PTAC centers. This will increase awareness and utilization of the existing resources to increase local leveraging of federal contracts.	■	■	□
6C	△◀◀ ▶▶	Increase Awareness About the Defense Access Roads (DAR) Program The military should work with the local jurisdictions to identify roadways that would be eligible candidates for the DAR Program so the jurisdictions could receive funding for maintenance of roadways impacted by military operations. This will assist the jurisdictions maintain eligible roadways through federal dollars.		■	■
6D	△◀◀ ▶▶	Increase Awareness About the Workforce Education and Training Funding Available The workforce development agencies should work with the military and veterans to understand workforce and education and development needs, and assist jurisdictions with funding to provide training and skills to the military and / or veterans in this capacity.	□	■	□
Goal 7 Enhance Real Estate Disclosure Laws in the Commonwealth					
7A	▲	Amend Virginia Code § 55.519.1 to Require Real Estate Disclosure to Include Noise Generated by Range Activities The Virginia Legislature should amend VCA § 55.519.1 to require real estate disclosure if property is located within a military buffer area or one of the military influence buffers	■	□	

RJLUS Recommendations

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		delineated in Figure 1 of this report. The VCA should also require the disclosure of property if impacted by noise related to range activities.			
7B	△◀◀ ▶▶	Amend Jurisdiction Zoning and Land Development Ordinances and Subdivision Regulations Upon implementation of Recommendation 7A, the local jurisdictions should amend their zoning ordinances and subdivision regulations to require real estate disclosures for properties within a military buffer area and for noise from range activities.		■	
7C	△◀◀ ▶▶	Update Realtor Forms and Disclosure Language Upon implementation of Recommendation 7A, the appropriate local government agencies and realtor organizations should update forms and real estate disclosure language to require disclosure of military impacted property within a military buffer area and disclose noise impacts generated by range activities.		■	
Goal 8 Protect the Military Utilization of Public Resources in the Commonwealth of Virginia Utilized by Virginia's Military Installations					
8A	▲	Develop a Statewide Map for Airport and Airspace Utilization by the Military The VAMAC should work with the state's military department and individual installations as necessary to identify areas: helicopter operating areas, local and regional airports utilized by the military, military training routes, and Special Use Airspace which reflect the military operations as well as awareness of potential military impacts. The map would provide important	■		□



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
		<p>information to stakeholders and decision-makers including at a minimum, the following:</p> <ul style="list-style-type: none"> ■ Vertical limits of the airspaces, ■ Hours of operation, and ■ Capability relative to facility assets. <p>This would assist developers and the local jurisdictions in planning, and assist the military in evaluating future mission opportunities and expansion.</p>			
8B	▷	<p>Assess the Potomac River for Increased Capabilities</p> <p>The military should work with the VAMAC and Department of Defense to assess the Potomac River, specifically the portion of the river near MCB Quantico and the Northern Region, for increased capabilities such as relocating aircraft training routes and opportunities to this area.</p>	□		■
8C	◁	<p>Assess the James and York Rivers for Increased Military Capabilities</p> <p>The military should work with the VAMAC and Department of Defense to assess the James River, specifically the portion of the river near Ft Eustis and the York River adjacent to Naval Weapons Station Yorktown for increased capabilities.</p>	□		■
8D	◁▷	<p>Continue to Collaborate with Commercial and Recreational Boating Community</p> <p>The military should continue to work with commercial and recreational boating community to identify increased efficiencies for the commercial boating industry regarding fishing and recreation, while maintaining secure and effective research and training capabilities for the Navy on the Potomac River Test Range (PRTR).</p>			■

RJLUS Recommendations

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
8E	▲	Develop a Statewide Map for State Lands and Parks Utilized by the Military The VAMAC should work with the state's military department and individual installations as necessary to identify public areas utilized by the military for training and major convoy transit routes. The map would provide important information to stakeholders to assist with decision-making about proposed development and land use changes relative to impacts on military influence areas. The map would also provide the following important information including, but not limited to: <ul style="list-style-type: none"> ■ Amount of land, ■ Ownership, ■ Capabilities and constraints, and ■ Existing utilization and by whom. 	■		□
8F	△▷	Establish a Virginia-Maryland Military Compatibility Working Group Virginia Leadership should work with the military and Maryland Leadership to formally establish a Virginia-Maryland Military Compatibility Working Group. This group would be responsible for communication, coordination, and monitoring the implementation of actions needed to address compatibility issues that occur within the identified public resources used for military training. The primary focus for this group is broad military capabilities that can affect state installations that have operational or influence areas that span both states (such as Military Training Routes and the Potomac River). Other Partner: State of Maryland	■		□



VIRGINIA REGIONAL JLUS IMPLEMENTATION STRATEGY

Goal # / Action ID #	Region ID	Goal / Recommendation	Virginia State / Agencies	Local Govt Units / Agencies	Military
8G	▲	<p>Establish a Virginia-North Carolina Military Compatibility Working Group</p> <p>Virginia Leadership should work with the military and North Carolina Leadership to formally establish a Virginia-North Carolina Military Compatibility Working Group. This group would be responsible for communication, coordination, and monitoring the implementation of actions needed to address compatibility issues that occur within the identified public resources used for military training. The primary focus for this group is broad military capabilities that can affect state installations that have operational or influence areas that span both states (such as Military Training Routes). Other Partner: State of North Carolina</p>	■		□



Appendix A



Installations/ Data Collected

Please see the next page.

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APPENDIX A

Matrix evaluated several Joint Land Use Studies (JLUSs) from the six installations in the Commonwealth of Virginia. The studies Matrix utilized to extract the statewide issues and strategies are from the following planning documents:

- Fort A.P. Hill JLUS
- Fort Lee JLUS
- Langley AFB-Hampton Roads JLUS
- MCB Quantico JLUS
- NAS Oceana-Hampton Roads JLUS
- NSF Dahlgren JLUS

Additional data to conduct the brief evaluation of jurisdiction-specific issues and concerns that is the foundation of this report were retrieved from open Internet sources. Matrix retrieved the following data from jurisdiction-specific websites:

- Forward Chesapeake 2026 Comprehensive Plan, Adopted March 9, 2005
- Zoning Ordinance of the City of Chesapeake, Adopted September 21, 1993
- City of Chesapeake Naval Auxiliary Landing Field Fentress Encroachment Protection Acquisition Program, June 24, 2014
- Colonial Heights Community Development Plan
- City of Colonial Heights, Virginia Zoning Ordinance, Revised August 2012
- Hampton, Virginia Zoning Ordinance, June 2015
- Comprehensive Land Use Plan, City of Hopewell, Adopted December 2001
- City of Hopewell Zoning Ordinance, Chapter 23 Noise
- City of Hopewell Zoning Ordinance, Chapter 27.5 Planning
- City of Newport News Framework for the Future 2030, Comprehensive Plan
- City of Newport News Code of Ordinances, Adopted 1978
- The General Plan of the City of Norfolk, Plan Norfolk 2030, Adopted March 2013
- City of Norfolk, Virginia Code of Ordinances, Adopted 1981
- City of Petersburg 2014 Comprehensive Plan, Draft
- City of Petersburg, Appendix A Zoning Ordinance, Adopted April 1971
- City of Poquoson Comprehensive Plan, 2008-2028, Revised June 2011
- City of Poquoson Code of Ordinances, Appendix A Zoning
- City of Virginia Beach, It's Our Future: A Choice City, Policy Document, Adopted May 2016
- City of Virginia Beach Code of Ordinances, Appendix A Zoning Ordinance
- County of Caroline Comprehensive Plan

- County of Caroline Zoning Ordinance, Adopted March 1980, Amended through May 2012
- Moving Forward, The Comprehensive Plan for Chesterfield County, Adopted October 2012; Amended through November 2015
- Chesterfield County Subdivision Ordinance, July 2013
- Zoning Ordinance for Chesterfield County, Adopted June 2015
- Comprehensive Plan Dinwiddie County, Virginia, Updated 2014
- Dinwiddie County, Virginia Code of Ordinances, Chapter 22 – Zoning
- Comprehensive Plan 2015 for Essex County
- Essex County, Virginia Code of Ordinances, Appendix B – Zoning
- County of Fauquier Comprehensive Plan, Adopted August 2015
- County of Fauquier Zoning Ordinance
- County of King George Comprehensive Plan, Adopted April 2013
- County of King George Code of Ordinances, Appendix A Zoning Ordinance
- Prince George County 2014 Comprehensive Plan
- Prince George County Zoning Ordinance, Adopted May 2005; Amended November 2011
- Prince William County Comprehensive Plan, 2008
- Prince William County Code of Ordinances, Chapter 32 – Zoning
- County of Spotsylvania, Comprehensive Plan, Adopted November 2013; Updated June 2016
- County of Spotsylvania Code of Ordinances, Chapter 23 – Zoning
- Stafford County Comprehensive Plan 2010-2030, Last amended September 2015
- Stafford County Code of Ordinances, Chapter 28 – Zoning
- Stafford County Zoning Map, as of July 21, 2014
- Westmoreland County Comprehensive Plan 2030, Adopted October 2010; Updated December 2010
- Zoning Ordinance Westmoreland County, with Amendments through March 2006, Adopted April 2006
- County of York Comprehensive Plan, Charting the Course to 2035, Adopted September 2013; Amended June 2014; Amended October 2014
- Code of the County of York, Chapter 24 Zoning
- Town of Bowling Green Comprehensive Plan, Adopted August 2008
- Code of the Town of Bowling Green, Recodified and Adopted June 2010
- Town of Colonial Beach 2009 Comprehensive Plan
- Town of Colonial Beach Zoning Ordinance, Amendments in 2012, 2015



Appendix B



JLUS Issues/ Strategies Analysis

Please see the next page.

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APPENDIX B

Appendix B provides a comprehensive listing of all the military compatibility issues and strategies identified from each of the installation's studies / plans provided to Matrix to assess the overall Commonwealth perspective. These issues and strategies on the following pages are organized by if they have either statewide or regional impacts, then what level of impact—statewide or regional, and finally alphabetically by the name of the installation.

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No.	JLUS Study	Topic (Factor)	Issues / Actions / Strategies	Statewide / Regional Impact Y/N	State (S) / Regional (R) ?
#	Use dropdown to select JLUS	This is the Compatibility Topic from the JLUSs	This is the Issues/Action/Strategy verbatim from the JLUS		
36	Fort AP Hill	Noise Impacts-Sound Attenuation	Pursue an amendment to the Virginia Construction Code, Section 12, to allow the discretionary application of appropriate noise attenuation standards for impulsive sounds from small arms, large caliber weapons and demolition activity.		S
42	Fort AP Hill	Noise Impacts-Sound Attenuation	Encourage sound attenuation for new construction of residences, schools, hospitals, nursing homes, churches and other buildings with public gathering spaces.		S
39	Fort AP Hill	Planning and Public Policy	Coordinate extension of broadband / telecommunication services to better serve the communities around the installation.		S
34	Fort AP Hill	Real Estate Disclosure	Pursue an amendment to State Code 15.2-2295 to expand the discretionary application of noise overlay zones, sound attenuation and real estate disclosure to incorporate severity of impacts associated with range noises (not just aircraft noise). The modification should apply to any military installation in Virginia with noise generating operations (not just air facilities or master jet bases).		S
103	Hampton Roads-NAS Oceana	Coordination/ Organizational	Seek Federal funding to purchase conservation lands		S
86	Hampton Roads-NAS Oceana	Noise Impacts-Sound Attenuation	Implement recently-enacted State legislation requiring noise attenuation for certain non-residential structures in the AICUZ.		S
66	Hampton-Langley	Land Use Regulations	Develop a legislative strategic plan to promote land use compatibility and long term sustainability of the missions at Langley AFB.		S
59	Hampton-Langley	Planning and Public Policy	Identify potential funding sources and/or partnerships among public agencies and/or private entities to leverage funds for property acquisition within the Clear Zone that provide benefits to conservation efforts as well as land use compatibility. Priorities for acquisition and easement are developed and recommended by the JLUS Implementation Committee.		S
67	Hampton-Langley	Planning and Public Policy	Support legislation to amend existing codes applied to properties and development in the State of Virginia. § Code of Virginia, Chapter 22, Section 15.2-2295 Aircraft noise attenuation features in buildings and structures within airport noise zones § Virginia Uniform Statewide Building Code, Sections 1207.1 (Scope) and 1207.4 (Airport noise attenuation standards). § Code of Virginia, Chapter 22, Section 15.2-2204 D Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments		S
134	MCB Quantico	Planning and Public Policy	Following completion of a noise study identifying noise contours, the QRESC should consider recommendations to amend the Virginia Construction Code 15.2-2286, Chapter 12, to allow the application of appropriate noise attenuation standards for impulsive sounds from small arms, large caliber weapons and demolition activity.		S
133	MCB Quantico	Real Estate Disclosure	Following completion of a noise study identifying noise contours, the QRESC should consider recommending amendments to State Code 15.2-2295 to expand the application of noise overlay zones, sound attenuation and real estate disclosure to impacts associated with range noise (not just aircraft noise). The modification should apply to any military installation in Virginia with noise-generating operations (not just air facilities or master jet bases).		S
167	NSF Dahlgren	Coordination/ Organizational	Identify and Map Locations Suitable for Wind Energy Development. Work with the Navy to identify and publish locations for alternative energy development that are ideal for wind developers as well as compatibility with military operations. Develop a "Red, Yellow, Green" map that communicates and illustrates specific locations where structures that exceed a mutually agreed upon height should be prohibited to avoid incompatibility with military operations.		S
186	NSF Dahlgren	Funding Mechanisms	Evaluate Funding Options for Potential Purchase of Land. Identify potential funding sources and/or partnerships among public agencies, non-governmental organizations (NGO) and/or private entities to leverage funds that may be able to purchase the land if property owners are willing to sell.		S
168	NSF Dahlgren	Planning and Public Policy	Coordinate With Wind Developers to Reach an Agreement that Supports Wind Energy and Military Missions. Seek local support to develop agreements between the military, county, and wind farm developers that can be used to support wind projects by identifying conditions that will allow for mission sustainment and economic feasibility of proposed projects.		S

Appendix B

No.	JLUS Study	Topic (Factor)	Issues / Actions / Strategies	Statewide / Regional Impact Y / N	State (S) / Regional (R) ?
#	Use dropdown to select JLUS	This is the Compatibility Topic from the JLUS's	This is the Issues/Action/Strategy verbatim from the JLUS.		
202	NSF Dahlgren	Real Estate Disclosure	Revise Virginia Administrative Code. Request the Commonwealth of Virginia update the Virginia Administrative Code Section § 55-519.1 regarding real estate disclosure near military installations to include firing range areas and associated noise as a trigger for requiring real estate disclosure.		S
97	Hampton Roads-NAS Oceana	Planning and Public Policy	Implement Comprehensive Plan that supports an integrated set of rural preservation planning policies.		R
166	NSF Dahlgren	Coordination/ Organizational	Coordination With the National Oceanic and Atmospheric Administration. Coordinate the review of wind energy development projects within the recommended "No-Build Zone" with the National Oceanic and Atmospheric Administration (NOAA). Incorporate NOAA's recommendations concerning wind turbine placement into local zoning regulations.		R
21	Fort AP Hill	Air Operations / Training	Develop an outreach program to educate local citizens and electric utility providers about the impacts of lighting on Fort A.P. Hill operations and include suggestions for voluntary inexpensive approaches to help minimize lighting impacts.		R
20	Fort AP Hill	Coordination/ Organizational	Expand upon the Communications- Electronics Research, Development and Engineering Center, Night Vision and Electronic Sensors Directorate (CERDEC NVESD) lighting study and publish minimum 'dark sky' requirements for Fort A.P. Hill training operations and work with the communities to incorporate into community lighting ordinances. (Coordinate with recommendation 2.7 as appropriate.)		R
2	Fort AP Hill	Coordination/ Organizational	Continue to solicit input from Fort A.P. Hill as part of a technical review process on development related submittals and text amendments.		R
3	Fort AP Hill	Coordination/ Organizational	Continue to provide opportunities for Fort A.P. Hill's input on comprehensive plan and other planning document updates.		R
7	Fort AP Hill	Coordination/ Organizational	Study the potential impacts of Fort A.P. Hill hazardous and toxic waste releases on ground water supply and recharge areas and public drinking water systems.		R
8	Fort AP Hill	Coordination/ Organizational	Support Fort A.P. Hill's efforts to develop an outreach program to educate local citizens and electric utility providers about the impacts of lighting on Fort A.P. Hill operations.		R
43	Fort AP Hill	Planning and Public Policy	Consider developing a model 'Dark Skies' Ordinance that sets forth specific requirements for lighting. Consider applying the ordinance county and town-wide for all 6 JLUS communities. Incorporate input from Fort A.P. Hill.		R
41	Fort AP Hill	Real Estate Disclosure	Support real estate disclosure for prospective buyers or renters as part of real estate transactions for properties within the influence area and as part of subdivision plats.		R
54	Fort Lee	Coordination/ Organizational	Fort Lee should continue to develop regular updates to military operational impact assessments to enhance the sustainability of the military missions.		R
49	Fort Lee	Coordination/ Organizational	Develop a formalized regional approach to enhance communication and land use coordination between Fort Lee and the surrounding communities.		R
50	Fort Lee	Coordination/ Organizational	Pursue the development of a regional Geographic Information System (GIS) database for monitoring land use changes in the region around Fort Lee.		R
92	Hampton Roads-NAS Oceana	Land Use Regulations	Pursue conservation opportunities in the DoD Easement Partnership Program.		R
84	Hampton Roads-NAS Oceana	Noise Impacts-Sound Attenuation	Enforce enhanced sound attenuation practices.		R
85	Hampton Roads-NAS Oceana	Noise Impacts-Sound Attenuation	Require sound attenuation for schools in the AICUZ.		R
87	Hampton Roads-NAS Oceana	Noise Impacts-Sound Attenuation	Promote improved sound attenuation construction practices.		R
83	Hampton Roads-NAS Oceana	Real Estate Disclosure	Require early real estate disclosure in areas exposed to safety issues or average noise levels of 65 dB or higher.		R
61	Hampton-Langley	Coordination/ Organizational	Establish a JLUS Implementation Committee to maintain efficient and effective coordination among local jurisdictions, Langley AFB, and other interested parties.		R
65	Hampton-Langley	Coordination/ Organizational	Develop a regional approach among jurisdictions that supports the Bird and Wildlife Aircraft Strike Hazard (BASH) program at Langley AFB.		R

No.	JLUS Study	Topic (Factor)	Issues / Actions / Strategies	Statewide / Regional Impact Y / N	State (S) / Regional (R) ?
#	Use dropdown to select JLUS	This the Compatibility Topic from the JLUSs	This is the Issues/Action/Strategy verbatim from the JLUS		
72	Hampton-Langley	Real Estate Disclosure	Evaluate opportunities to expand the use of real estate disclosures to be included in the titles to real property located within the MIOO.		R
107	MCB Quantico	Coordination/ Organizational	Establish mutual notification procedures for new development proposals in Military Influence Area Zones 1-4.		R
108	MCB Quantico	Coordination/ Organizational	Incorporate mutual planning process where MCB Quantico and localities can participate in respective planning processes.		R
118	MCB Quantico	Planning and Public Policy	Pursue funding or other options as available to provide an on-base ordnance and personnel route to reduce the safety impacts of transporting military ordnance off-base on civilian roads.		R
151	NSF Dahlgren	Coordination/ Organizational	<p>Incorporate NSF Dahlgren as One of the Agencies that Review Development Applications / Proposals.</p> <p>Establish an MOU between local jurisdictions and NSF Dahlgren to formalize a process that provides copies of certain types of development proposals including dredging, rezoning, and other land use or regulation changes for lands located within the MCAs to NSF Dahlgren for review and comment. Such review periods should conform to existing community review periods for providing comment. This supports a proactive approach for identifying potential conflicts in the proposed development application. The process of formalizing NSF Dahlgren review and comment should include:</p> <ul style="list-style-type: none"> definition of project types that require review, definition of project types that require military attendance at pre-application meetings, where applicable, identification of the points of contact for all coordination, establishing a formal procedure for requesting and receiving comments, establishing a standard timeline for responses, keeping in mind mandated review time periods as specified by state law and local/county procedures, and providing notice to the military on all public hearings regarding projects identified for coordination. <p>Procedures should be reviewed annually and updated as appropriate by the JLUS Coordination Committee.</p>		R
201	NSF Dahlgren	Real Estate Disclosure	<p>Develop an Enhanced Real Estate Disclosure Statement.</p> <p>Develop an enhanced real estate disclosure statement that includes appropriate information about NSF Dahlgren operations, the NSF Dahlgren Operating Area, use of civilian airports, and potential noise and vibration effects that may result from certain types of events and activities performed. The disclosure should state that the building / structure for sale or lease is located within the NSF Dahlgren Operating Area and that weapons firing and explosives operations are conducted within the region that may have an impact on the community such as noise or vibration.</p> <p>Work with state real estate boards, local real estate representatives, and the development community to develop and implement adequate language for inclusion in disclosure notices. Technical information should be provided by and approved by NSF Dahlgren prior to release.</p>		R
203	NSF Dahlgren	Real Estate Disclosure	<p>Develop an Enhanced Real Estate Disclosure Statement.</p> <p>Develop an enhanced real estate disclosure statement that includes appropriate information about NSF Dahlgren operations, the NSF Dahlgren Operating Area, use of civilian airports, and potential noise and vibration effects that may result from certain types of events and activities performed. The disclosure should state that the building / structure for sale or lease is located within the NSF Dahlgren Operating Area and that weapons firing and explosives operations are conducted within the region that may have an impact on the community such as noise or vibration.</p> <p>Work with state real estate boards, local real estate representatives, and the development community to develop and implement adequate language for inclusion in disclosure notices. Technical information should be provided by and approved by NSF Dahlgren prior to release.</p> <p>Consider combining this effort with the implementation of other regional JLUS efforts.</p>		R

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169	NSF Dahlgren	Coordination/ Organizational	Coordinate with DOD Siting Clearinghouse. The DOD Siting Clearinghouse requirements and standards published in Title 32, Code of Federal Regulations, Part 211, advise and guide the process to facilitate the early submission of renewable energy project proposals to the Clearinghouse for military mission compatibility review. Amend applicable local planning documents (comprehensive plans, regional plans, and energy system ordinances) to incorporate procedures requiring coordination of alternative energy development applications with the DOD Siting Clearinghouse.		
10	Fort AP Hill	Coordination/ Organizational	Issue Fire Warning Orders (through Caroline Alert and other media and social network venues) of training activities that are non-routine and have the potential to be louder than normal, as well as controlled burn activities, including the proposed time and duration of aviation and ordnance operations.		R
52	Fort Lee	Planning and Public Policy	The participating local governments should consider the adoption of Comprehensive Plan amendments in support of the Joint Land Use study findings and recommendations.		
53	Fort Lee	Planning and Public Policy	The participating local governments should consider adoption of Zoning Ordinance amendments in support of the Joint Land Use Study findings and recommendations.		
170	NSF Dahlgren	Coordination/ Organizational	Formalize Communication Procedures. Identify and convene a coalition of spectrum stakeholders to discuss use of frequencies and notification procedures for possible interruption of service.		
165	NSF Dahlgren	Land Use Regulations	Develop Alternative Energy Ordinance. Consider development of alternative energy development ordinances to coordinate siting within military influence areas and limit heights within restricted and special use airspace.		
22	Fort AP Hill	Air Operations / Training	Create an official regulation for Fort A.P. Hill aircraft of flight "Avoidance Areas" over populated areas near the Installation.		
23	Fort AP Hill	Air Operations / Training	Demarcate flight routes through on-the ground markers (to help guide pilots away from avoidance areas).		
24	Fort AP Hill	Air Operations / Training	Relocate helicopter routes to the interior of the base boundary where it does not conflict with on base training areas.		
25	Fort AP Hill	Air Operations / Training	Pursue technical modeling to document training air operations in an effort to create notional or official noise contours associated with Fort A.P. Hill current and future aviation operations. This may require reliance upon assumptions until more accurate data can be collected.		
26	Fort AP Hill	Air Operations / Training	Establish and implement reporting procedures and requirements to enable the tracking of fixed wing and rotary aircraft operations on an annual basis.		
27	Fort AP Hill	Air Operations / Training	Provide controlled airspace information and associated altitude restrictions.		
28	Fort AP Hill	Air Operations / Training	Schedule range activities involving large caliber/high noise-generating weapons to minimize or avoid training prior to noon on Sundays, as feasible.		
45	Fort AP Hill	Air Operations / Training	Support the establishment of a "No Fly" Zone covering the Towns of Bowling Green and Port Royal and their designated growth areas and extending outward one mile from the boundary.		
46	Fort AP Hill	Air Operations / Training	Revise the Noise Pamphlet to more accurately describe Fort A.P. Hill air operations and activity and update when necessary due to mission changes.		
38	Fort AP Hill	Alternative Energy	Pursue natural gas service to serve Fort A.P. Hill and the Town of Bowling Green/Milford Primary Growth Area.		

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#	Use dropdown to select JLUS	This the Compatibility Topic from the JLUSs	This is the Issues/Action/Strategy verbatim from the JLUS.		
14	Fort AP Hill	Coordination/ Organizational	Through an executed MOU, work with the other JLUS partners to establish an Executive Steering Committee (ESC) including local elected officials and the Fort A.P. Hill Garrison Commander to discuss community, installation and other compatibility issues on a regular scheduled basis and to coordinate and collaborate on the following: <ul style="list-style-type: none"> • Capital improvement and infrastructure planning. • Comprehensive plan and other planning document updates. • Long-range planning for newly proposed missions and on-base facilities, recognizing mission-related operational security requirements exist. • Environmental studies related to air and water quality impacts. • Pursuit of funding for studies. The ESC should include a Working Committee at the planning director level that will form subcommittees as necessary to explore specific issues and opportunities.		
16	Fort AP Hill	Coordination/ Organizational	Improve the process for noise complaint documentation to include an internal reporting feature that provides the installation with the ability to roll up data to be shared with the ICC or similar venue.		
1	Fort AP Hill	Coordination/ Organizational	Through an executed MOU, as prepared by the Executive Steering Committee (ESC) consisting of an elected official from each jurisdiction and the Fort A.P. Hill Garrison Commander, develop a process to address community and installation issues on a regularly scheduled basis.		
4	Fort AP Hill	Coordination/ Organizational	Participate in opportunities to provide input on long range planning for newly proposed missions and on-base facilities, recognizing mission-related operational security requirements exist.		
5	Fort AP Hill	Coordination/ Organizational	Participate in review of Fort A.P. Hill long-range plans for newly proposed missions and on-base facilities, recognizing mission-related operational security requirements exist.		
6	Fort AP Hill	Coordination/ Organizational	Study the localized air quality impacts (area immediately surrounding the installation) associated with controlled burns at Fort A.P. Hill.		
9	Fort AP Hill	Coordination/ Organizational	Update locality website to recognize Fort A.P. Hill, its missions, its location, links to the Fort A.P. Hill web page, contact information for key personnel, and fire warning orders.		
11	Fort AP Hill	Coordination/ Organizational	Support the installation's pursuit of establishing Washington-Baltimore-Northern Virginia General Schedule (GS) pay grades for all personnel stationed at Fort A.P. Hill.		
12	Fort AP Hill	Coordination/ Organizational	Support the installation's pursuit of increasing the per diem rate for temporary duty personnel so that it aligns with Stafford County per diem rate.		
13	Fort AP Hill	Coordination/ Organizational	Using manning/training personnel data from Fort A.P. Hill (updated on a bi-annual basis), pursue commercial and retail uses off base that support on base employees and local visitors, tourists and residents.		
15	Fort AP Hill	Coordination/ Organizational	Re-structure and expand the Installation- Community Council (ICC) to include local businesses, residents, installation employees, non-profits, etc., to serve as a citizen group designed to promote positive community and installation relations and to help organize and sponsor events and activities and support economic development.		
17	Fort AP Hill	Coordination/ Organizational	Update Fort A.P. Hill's communication plan to include creative opportunities for residents to observe and understand mission activities.		
18	Fort AP Hill	Coordination/ Organizational	Establish and document a more accountable and timely property claims process, within the Army's legal reporting limits. Consider establishing an installation contact/liaison person (or expand the PAO's role) to work with citizens registering complaints to provide information on status and follow-up of any claims registered.		
19	Fort AP Hill	Coordination/ Organizational	Update Fort A.P. Hill website to include more information about operations, training, noise impacts and complaint procedures, avoidance areas and key points of contact.		
29	Fort AP Hill	Coordination/ Organizational	Future additional ranges or airfields and new training missions should be sited to minimize and mitigate noise impacts to local jurisdictions and residents.		

Appendix B

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#	Use dropdown to select JLUS	This is the Compatibility Topic from the JLUSs	This is the Issues/Action/Strategy verbatim from the JLUS.		
35	Fort AP Hill	Land Use Regulations	Establish the town as a possible economic growth district to attract new business and services supporting Fort A.P. Hill trainees, as well as town residents, visitors and tourists.		
44	Fort AP Hill	Noise Impacts-Sound Attenuation	Develop a voluntary sound attenuation and lighting retrofit program for existing noise sensitive uses and high-demand lighting uses (such as sports complexes). Investigate federal or state funds to offset potential retrofit costs.		
47	Fort AP Hill	Noise Impacts-Sound Attenuation	Work with Fort A.P. Hill to limit noise generated from future or expanded operations or missions at the installation to inside Fort A.P. Hill boundaries.		
48	Fort AP Hill	Noise Impacts-Sound Attenuation	Limit noise generated from future operations or missions at Fort A.P. Hill to inside installation boundaries.		
30	Fort AP Hill	Planning and Public Policy	Ensure proper County and Town business licenses are in place for all construction activity at Fort A.P. Hill through improved oversight and accountability.		
31	Fort AP Hill	Regional Growth	Working with Caroline County, jointly study the economic impacts of conservation easements and non-taxable lands on municipal revenue streams.		
32	Fort AP Hill	Regional Growth	Working with Caroline County and the Towns of Bowling Green and Port Royal and Fort A.P. Hill, jointly study the economic impacts of conservation easements and non-taxable lands on municipal revenue streams.		
33	Fort AP Hill	Regional Growth	Jointly evaluate the benefits and impacts of a new CSX rail spur to support troop and equipment movement and potential mission growth, as well as freight or passenger service benefiting the local communities.		
37	Fort AP Hill	Waterway Management / Access	Jointly study the feasibility and potential mechanisms for shared water supply and sewer utility services among Fort A.P. Hill, the Town of Port Royal, the Town of Bowling Green, and Caroline County.		
40	Fort AP Hill	Waterway Management / Access	Work with Fort A.P. Hill, Town of Port Royal, and Caroline County to obtain utility rights of way along U.S. 301 that would allow for a major water distribution line from the Rappahannock River to the entire county.		
51	Fort Lee	Coordination/ Organizational	Participating local governments should make information available to the public regarding the location of noise, safety and other impacts related to Fort Lee's training and operational mission.		
91	Hampton Roads-NAS Oceana	Air Operations / Training	When feasible, modify flight operations to minimize impacts on Hampton Roads developed areas.		
77	Hampton Roads-NAS Oceana	Coordination/ Organizational	Request additional information from the Federal Aviation Administration on development requirements and noise mitigation assistance.		
76	Hampton Roads-NAS Oceana	Coordination/ Organizational	Improve communications through updated web sites.		
78	Hampton Roads-NAS Oceana	Coordination/ Organizational	Educate public on existing airfield noise and safety ordinances and restrictions in place to reduce air operations impacts.		
79	Hampton Roads-NAS Oceana	Coordination/ Organizational	Create JLUS Regional Coordinating Committee to include the Peninsula's military facilities and local governments		
80	Hampton Roads-NAS Oceana	Coordination/ Organizational	Provide on-going and updated information on JLUS implementation through local governments.		
88	Hampton Roads-NAS Oceana	Coordination/ Organizational	Continue to expand educational outreach efforts.		
93	Hampton Roads-NAS Oceana	Coordination/ Organizational	Update educational materials explaining noise, AICUZ, and real estate disclosure.		
95	Hampton Roads-NAS Oceana	Coordination/ Organizational	Establish a Voluntary Property Acquisition Program.		
99	Hampton Roads-NAS Oceana	Land Use Regulations	Establish an aviation easement program.		
89	Hampton Roads-NAS Oceana	Land Use Regulations	Strictly enforce existing easement restrictions around NAS Oceana and NALF Fentress.		
104	Hampton Roads-NAS Oceana	Land Use Regulations	Revise City Zoning ordinance to include AICUZ Overlay District		
81	Hampton Roads-NAS Oceana	Noise Impacts-Sound Attenuation	Adopt expanded sound attenuation requirements for new residential construction in noise affected areas.		
101	Hampton Roads-NAS Oceana	Noise Impacts-Sound Attenuation	Pursue purchase of impacted properties in the > 70 dB DNL area of the Transition Area for Open Space.		
102	Hampton Roads-NAS Oceana	Noise Impacts-Sound Attenuation	Expand or modify land acquisition and protection programs in the Transition Area.		
74	Hampton Roads-NAS Oceana	Planning and Public Policy	Evaluate building setbacks along the Langley AFB perimeter and identify options to increase consistency with Unified Facilities Criteria (UFC) 4-101-01.		

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75	Hampton Roads- NAS Oceana	Planning and Public Policy	Review and monitor areas of concern and new projects that contain high intensity lighting.		
82	Hampton Roads- NAS Oceana	Planning and Public Policy	Consult with the Navy on the siting of future schools around existing airfields.		
90	Hampton Roads- NAS Oceana	Planning and Public Policy	Pursue development of an additional Outlying Landing Field in North Carolina.		
94	Hampton Roads- NAS Oceana	Planning and Public Policy	Expand the existing Airport Safety Ordinance.		
96	Hampton Roads- NAS Oceana	Planning and Public Policy	Revise existing Cluster Zoning Ordinance to recognize those portions of a parcel within noise and safety zones as prime candidates for clustering development.		
98	Hampton Roads- NAS Oceana	Planning and Public Policy	Expand the Fentress Overlay District to recognize the potential land use conflicts resulting from noise exposure of 65 dB or higher.		
100	Hampton Roads- NAS Oceana	Planning and Public Policy	Establish a Virginia Beach Re-development Strategy as part of the Comprehensive Plan and other land use policies.		
68	Hampton-Langley	Air Operations / Training	Ensure that flight operations associated with future missions or airframes are designed to meet all operational requirements and, to the greatest extent possible, minimize impacts on existing developed areas.		
55	Hampton-Langley	Coordination/ Organizational	Develop a land acquisition program to enhance compatibility in designated Clear Zones (CZs) associated with Langley AFB.		
56	Hampton-Langley	Coordination/ Organizational	Develop a program to acquire parcels within the Clear Zone at-risk for compatibility issues through Fee Simple Purchase. Priorities for acquisitions are developed and recommended by the JLUS Implementation Committee.		
60	Hampton-Langley	Coordination/ Organizational	Jurisdictions and agencies shall coordinate Capital Improvement Programs (CIP) among Langley AFB and nearby jurisdictions.		
62	Hampton-Langley	Coordination/ Organizational	Develop communications policies /procedures to guide interface between military and local jurisdictions.		
63	Hampton-Langley	Coordination/ Organizational	Continue existing, and develop new, communications and outreach programs to promote and maintain existing missions and to show community-wide support for the pursuit of new missions at Langley AFB.		
64	Hampton-Langley	Noise Impacts-Sound Attenuation	Aggressively regulate noise-related nuisances within the proximity of Langley AFB.		
57	Hampton-Langley	Planning and Public Policy	Evaluate the feasibility of a volunteer program to acquire development rights for parcels at risk for incompatible uses using transfer of development rights (TDR).		
73	Hampton-Langley	Planning and Public Policy	To reduce non-compatible uses as defined by the compatible land use table within the current Langley AFB AICUZ. The JLUS Implementation Committee will provide policy and technical guidance to local jurisdictions regarding zoning code changes to increase land use compatibility with Langley AFB. The overall intent is to identify encroachment issues confronting both the civilian community and the military installation and to recommend strategies to address the issues in the context of local comprehensive/general planning programs.		
58	Hampton-Langley	Planning and Public Policy	Langley AFB should work with local jurisdictions to obtain, through a volunteer program, the dedication of aviation easements when development is proposed on property within the Clear Zone, APZ I, APZ II, and the Noise MIA.		
69	Hampton-Langley	Planning and Public Policy	Establish and protect areas surrounding Langley AFB from vertical structures that may intrude into airspace that is used for typical and emergency flight operations.		

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70	Hampton-Langley	Planning and Public Policy	Prepare and adopt comprehensive land use policies to amend the City of Hampton, City of Poquoson, City of Newport News, and York County Comprehensive Plans. Policies should be modified or added to include: § The establishment of the MIOD; § Notification of Langley AFB for new developments within the MIOD; and § The development of regulations to protect the missions at Langley AFB.		
71	Hampton-Langley	Planning and Public Policy	Develop or update light and glare controls to protect the operational environment near Langley AFB and the surrounding communities. These controls should be designed to reduce the amount of light that spills into surrounding areas and impacts regional ambient illumination.		
112	MCB Quantico	Air Operations / Training	Establish a process to correlate noise complaints and comments with range operations. This should include U.S. Marine Corps (USMC), Federal Bureau of Investigation (FBI,) Drug Enforcement Agency (DEA) and all other parties using the ordnance and demo ranges.		
116	MCB Quantico	Air Operations / Training	Pursue technical modeling to create official noise contours associated with MCB Quantico range operations. Update the Range Compatible Use Zone (RCUZ) study with new data and adjust JLUS Military Influence Zone boundaries as applicable.		
117	MCB Quantico	Air Operations / Training	Review the training requirements to support the size, location and extent of the MCB Quantico Military Operations Area (MOA). Make modifications as necessary to support safety requirements associated with current and projected platforms and training requirements.		

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110	MCB Quantico	Coordination/ Organizational	Develop a regional dialogue towards mitigation of environmental impacts and resource conservation (on and off base). This could be accomplished as an agenda item(s) through the QRESC/ORPT structure (see 1.1 above), involving regional and local agencies and organizations as appropriate.		
119	MCB Quantico	Coordination/ Organizational	Include jurisdictions in review of the Draft Transportation Management Plan (TMP) being prepared by MCB Quantico.		
126	MCB Quantico	Coordination/ Organizational	Coordinate with Federal Aviation Administration (FAA) and Stafford Regional Airport to reduce potential military/civilian airspace conflicts while supporting continued expansion of regional airport.		
105	MCB Quantico	Coordination/ Organizational	Continue to use the Quantico Regional Executive Steering Committee (QRESC) and Quantico Regional Planning Team (QRPT) as the standing mechanism to continue dialogue between MCB Quantico and the three surrounding jurisdictions on issues of mutual concern.		
106	MCB Quantico	Coordination/ Organizational	Update the QRESC and QRPT Charters to formalize joint consultation procedures among the JLUS partners for the long-term.		
109	MCB Quantico	Coordination/ Organizational	Through the QRESC/ORPT or other mechanism (e.g., Joint Roundtable, etc.), share information on MCB Quantico space requirements and collaborate on ways to meet these requirements through on and off-base development, such as Enhanced Use Leases (EULs).		
111	MCB Quantico	Coordination/ Organizational	Continue and expand range operations notification to as many outlets as possible to inform residents of expected noise and aviation impacts.		
113	MCB Quantico	Coordination/ Organizational	Ensure the base's communication plan emphasizes community awareness and provides creative opportunities for local community leaders (and the public) to understand mission activities.		
114	MCB Quantico	Coordination/ Organizational	Support advocacy groups (e.g., local chambers of commerce and regional affairs groups) within legal, ethical, and fiscal constraints in efforts to promote positive community/base relations. Develop programs of mutual interest specific to MCB Quantico and the surrounding jurisdictions.		
115	MCB Quantico	Coordination/ Organizational	Update locality web sites to recognize the base, its mission, its location, links to the MCB Quantico web page, contact information for key organizations, and relevant base activities potentially involving the communities (as provided by MCB Quantico). Expand the MCB Quantico website to better communicate off-base community activities available to on-base personnel.		
120	MCB Quantico	Coordination/ Organizational	Jointly work together to improve traffic conditions at the Route 1 / Fuller Gate intersection through mutually agreed-upon road, gate and intersection improvements.		
124	MCB Quantico	Coordination/ Organizational	Coordinate with George Washington Regional Commission (GWRC) and other regional bodies to promote car pooling and other ridesharing programs for MCB Quantico employees.		
127	MCB Quantico	Coordination/ Organizational	Coordinate to planning and development of the Potomac Heritage National Scenic Trail segments within the Route 1 corridor in Prince William and Stafford Counties, as well as other feasible bicycle/ pedestrian connections to and from the base.		
131	MCB Quantico	Land Use Regulations	Consider amending the respective zoning regulations in Prince William and Stafford Counties as applicable to establish height restrictions for tall structures (cell towers, transmission lines, etc.) in Military Influence Area Zones 6.1 and 6.2 to avoid impacts to MCAF Quantico.		
138	MCB Quantico	Land Use Regulations	In collaboration with MCB Quantico, determine the appropriate residential densities in the Boswell's Corner Redevelopment Area that meet County economic development goals and are compatible with MCB Quantico operations. Explore the potential for Boswell's Corner (JLUS Military Influence Area Zone 2.2) to be a TDR receiver site from TDR sending sites in other portions of Stafford County adjacent to the base (JLUS Military Influence Area Zones 2.1 and 2.4). If needed, amend the Comprehensive Plan and Zoning Ordinance accordingly.		
142	MCB Quantico	Land Use Regulations	Pursue Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs for future land conservation purposes in the three JLUS counties and utilize the programs to transfer development potential out of JLUS Military Influence Area Zones 1.2, 1.3, 2.1, 2.4 and 3.1 once established.		
139	MCB Quantico	Noise Impacts-Sound Attenuation	Based on input from MCB Quantico, develop sound attenuation standards/guidelines for new construction of schools, hospitals, nursing homes, churches and other public buildings or buildings with public gathering spaces in JLUS Military Influence Area Zones 1.2, 1.3, 2.1-2.4, and 3.1, as applicable.		

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123	MCB Quantico	Planning and Public Policy	Coordinate with Virginia Railway Express (VRE) and AMTRAK on expansion plans to add a third rail line along the CSX rail corridor through MCB Quantico as well as expanded parking options for commuters.		
125	MCB Quantico	Planning and Public Policy	Pursue expansion of Fredericksburg Regional Transit (FRED) and Potomac & Rappahannock Transportation Commission (PRTC) bus service to employment centers on and off-base in southern Prince William County and northern Stafford County.		
130	MCB Quantico	Planning and Public Policy	Using the QRESC/QRPT structure, develop proposals for public-public partnership service agreements between MCB Quantico and the surrounding counties. In the short-term, MCB Quantico and Stafford County should continue their coordination to share Regional Fire Training services and pursue the possibility of a cooperative effort to establish a Regional Fire Training facility.		
132	MCB Quantico	Planning and Public Policy	MCAF Command Airspace Liaison Officer (CALO) will work closely with the jurisdictions to develop procedures serving the needs of MCB Quantico, MCAF Quantico and the adjacent localities.		
135	MCB Quantico	Planning and Public Policy	Revise the Comprehensive Plans in Prince William, Stafford and Fauquier Counties to incorporate the JLUS recommendations applicable to the JLUS Military Influence Area Zones 1 through 6.		
136	MCB Quantico	Planning and Public Policy	Based on additional noise data and input from MCB Quantico, consider revisions to the Prince William, Stafford and Fauquier County Comprehensive Plans to define areas that may be suitable for future real estate disclosure, sound attenuation or other measures to mitigate impacts from base operations.		
137	MCB Quantico	Planning and Public Policy	Consider amendments to the Stafford County Comprehensive Plan to modify the Military Overlay Zone with allowable residential land uses and densities that are compatible with range operations in Military Influence Area Zones 2.3 and 2.4. Update the Stafford County Zoning Ordinance as necessary to implement any Comprehensive Plan Amendments.		
140	MCB Quantico	Planning and Public Policy	Based on input from MCB Quantico, develop lighting standards/guidelines that set forth specific requirements for outdoor lighting to reduce impacts on night-time training requirements at MCB Quantico. Apply the ordinance to JLUS Military Influence Area Zones 1.2, 1.3, 2.1-2.4 and 3.1, as applicable.		
141	MCB Quantico	Planning and Public Policy	Pursue conservation partnering opportunities through the Readiness and Environmental Protection Integration (REPI) under DoD and through state, local and private conservation efforts (in collaboration with conservation partners) to pursue suitable properties for conservation in JLUS Military Influence Area Zones 1.2, 1.3, 2.1, 2.4, 3.1 and 5.1.		
121	MCB Quantico	Regional Growth	Jointly work together to provide additional rights-of-way for Route 1 widening and Russell Road ramps.		
122	MCB Quantico	Regional Growth	Using the QRESC/QRPT structure, cooperatively work together to analyze and review other road and transportation improvements affecting traffic around MCB Quantico.		
128	MCB Quantico	Regional Growth	Update the utility service agreement between MCB Quantico and Stafford County for shared water & sewer service, including projected MCB Quantico and Stafford growth as part of this update.		
129	MCB Quantico	Regional Growth	Develop a utility services agreement between MCB Quantico and Prince William County Service Authority to support water supply to the National Museum of Marine Corps (NMMC) campus.		
143	MCB Quantico	Regional Growth	Using the QRESC/QRPT structure, cooperatively work together on stormwater management and other water quality initiatives for shared watersheds (see Recommendation CO.6).		
144	MCB Quantico	Water Management / Environmental	Through coordination between Prince William County and MCB Quantico, pursue restoration projects along Little Creek to address erosion and flooding issues in this water body and the adjacent properties from Route 1 to the Potomac River.		
145	MCB Quantico	Water Management / Environmental	Establish semi-annual or annual planning forums with MCB Quantico and Prince William Forest Park (PWFP) to address issues of mutual concern.		
172	NSF Dahlgren	Air Operations / Training	Acquire and Improve RF Spectrum Analysis Technology Devices. Pursue acquisition and development of "RF spectrum analyzer" technologies used to detect interference between frequency bands. This tool can be used to identify interference from on- and off-installation sources including military and public/commercial users.		

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173	NSF Dahlgren	Air Operations / Training	Adjust Frequency Usage Evaluate the feasibility of adjusting frequency usage to utilize different frequencies that would not interfere with, or be impacted by, Part 15 devices.		
184	NSF Dahlgren	Air Operations / Training	Obtain FAA Certificate of Authorization. Prepare & finalize the FAA Certificate of Authorization to connect the airspace between NSF Dahlgren and NAS PAX.		
189	NSF Dahlgren	Air Operations / Training	Develop Clear Zones and Accident Potential Zones for the Runway. The Navy should develop and identify runway safety zone dimensions (Clear Zones and Accident Potential Zones) relevant to the size and type of runway located at NSF Dahlgren. The DOD has standard recommendations for the types of land uses that are compatible and incompatible in each of the three zones. These recommendations could be used by the Navy and King George County to evaluate future development trends.		

Appendix B

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190	NSF Dahlgren	Air Operations / Training	Develop Imaginary Surfaces for the Runway. The Navy should develop and identify the dimensions of imaginary surfaces relevant to the size and type of runway located at NSF Dahlgren. Each type of imaginary surface has different heights at which any development, structure, or natural object exceeding that height may pose a risk to flight operations. The imaginary surface height criteria could be used by the Navy and surrounding jurisdictions to evaluate future development trends.		
214	NSF Dahlgren	Air Operations / Training	Consider Recertifying Munitions Storage Facilities to Realign Gate and Queuing. Consider recertifying or decertifying selected munitions storage facilities to reduce quantity distance explosive safety arcs. This would allow the base to be able to move its entry gate further into the installation to allow for a longer queuing area that would help reduce traffic impacts on public roads of personnel waiting to enter the base.		
159	NSF Dahlgren	Coordination/ Organizational	Share Military Operational Brochures with Community. NSF Dahlgren should make regular contact and offer to share informational brochures, (e.g., noise contours brochure, PRTR usage brochure) with community planning and development departments within counties and the Town of Colonial Beach to display in their offices. This will provide another level of transparency and offer the community another platform to learn about the military mission.		
147	NSF Dahlgren	Coordination/ Organizational	Coordination Among Management Agencies. Work with all management agencies to develop approaches to protect the Bald Eagle and its associated ecosystem and avoid disruption of nesting sites and habitat by providing management strategies that provide adequate habitat protection.		
148	NSF Dahlgren	Coordination/ Organizational	Website Outreach. Incorporate prevention and protection information concerning protected species on publicly accessible websites to ensure maximum outreach and public engagement.		
150	NSF Dahlgren	Coordination/ Organizational	Strengthen Partners in Flight (PIF) Program to Address Migratory Bird Species Potentially Impacted by Military Activities. The PIF program provides a forum for natural resources managers from a diverse group of public, private, and international agencies to cooperate to achieve enhanced protection of wildlife and standardized policies and procedures for reporting and studying wildlife. One such program is the Monitoring Avian Productivity and Survivorship (MAPS) initiative, which focuses on the protection of the neotropical migratory bird resource. MAPS research should occur at NSF Dahlgren, with all data contributed to the national database at the Institute for Bird Populations.		
152	NSF Dahlgren	Coordination/ Organizational	Seek Regular Input From Navy Representatives for Technical Assistance as Needed. Request a Navy representative presence in processes associated with plan updates, code updates, and development review processes on an as-needed / as requested basis, especially in the MCAOD.		
153	NSF Dahlgren	Coordination/ Organizational	Develop Memorandum of Agreement for Multiple Land Management Agencies. The counties, Colonial Beach, and other land management agencies should develop a Memorandum of Agreement that delineates roles and responsibilities points-of-contact, and an action plan for managing the multiple land uses within proximity of NSF Dahlgren.		
154	NSF Dahlgren	Coordination/ Organizational	NSF Dahlgren Staff Representative on Local Planning and Zoning Commissions. Invite a representative from NSF Dahlgren to serve as a technical advisor to jurisdiction planning and zoning commissions to allow for NSF Dahlgren to provide input on proposed developments in the MCAOD that may impact the NSF Dahlgren mission. Formalize the invitation through an MOU.		

No.	JLUS Study	Topic (Factor)	Issues / Actions / Strategies	Statewide / Regional Impact Y / N	State (S) / Regional (R) ?
#	Use dropdown to select JLUS	This is the Compatibility Topic from the JLUS	This is the Issues/Action/Strategy verbatim from the JLUS		
155	NSF Dahlgren	Coordination/ Organizational	<p>Establish an NSF Dahlgren Outreach Program.</p> <p>Create an outreach program to share information with the community. The public outreach program should describe outreach activities to include tours of the installation, development of informational brochures to be mailed to neighbors and posted on websites (NSF Dahlgren and local jurisdictions), identification of a single public relations point of contact for NSF Dahlgren, and making contact information widely available. It should also include a military and community communication protocol directory that identifies the different level of communication channels between the appointed and elected officials, to staff, the general public, and NSF Dahlgren.</p> <p>Consider hosting regularly scheduled open houses on a semi-annual or annual basis for the public to provide an overview of training activities, construction, or other items of public interest. This forum should also allow residents the opportunity to comment on concerns. Open house activities that invite civilians onto NSF Dahlgren should be deconflicted with installation activities such as changes in command or senior leadership.</p>		
156	NSF Dahlgren	Coordination/ Organizational	<p>Media Announcement of Unusual Activities.</p> <p>When possible, prepare a weekly general schedule of any special or unusual activities or night activities that may be occurring that week to be published in local media.</p>		
157	NSF Dahlgren	Coordination/ Organizational	<p>Conduct a Good Neighbor Program.</p> <p>Conduct, on a bi-annual basis, a Good Neighbor Program where letters are sent to property owners within the region inviting them to an NSF Dahlgren Open Forum. The purpose of the meeting will be to allow for an open exchange of information to maintain transparent communication and provide a platform for NSF Dahlgren to inform neighbors and interested citizens of any upcoming mission changes or operations and maintenance events that may have an impact on the neighbors and whereby the adjacent property owners can provide input and pose questions to Navy representatives. The Open houses would be held in rotating locations on or near NSF Dahlgren and within the region on a semi-annual basis and require participation by each local jurisdiction.</p>		
158	NSF Dahlgren	Coordination/ Organizational	<p>Review of Military Planning Documents.</p> <p>NSF Dahlgren should provide public versions of key planning documents for review and comment by jurisdictions prior to finalization, where feasible.</p>		
160	NSF Dahlgren	Coordination/ Organizational	<p>Improved Informational Signage of Military Activities.</p> <p>NSF Dahlgren should assist and cooperate with local jurisdictions to establish better signage identifying the installation operations from the Potomac River including along the PRTR.</p>		
161	NSF Dahlgren	Coordination/ Organizational	<p>Partner with private organizations to improve awareness.</p> <p>NSF Dahlgren should continue to partner with the Dahlgren Heritage Museum to generate public awareness of the base and its impact to the community and the Navy.</p>		
162	NSF Dahlgren	Coordination/ Organizational	<p>Establish a JLUS Implementation Coordination Committee.</p> <p>Establish a JLUS Implementation Coordination Committee to provide oversight and monitoring of the JLUS implementation and facilitate efficient and effective coordination among the JLUS partners. Consider establishing a Sub Committee comprising JLUS Technical Advisory Group members to provide technical assistance during the JLUS implementation.</p>		
163	NSF Dahlgren	Coordination/ Organizational	<p>Formalize Communication Through MOAs and MOUs.</p> <p>Formalize communication between Navy, communities and agencies through MOAs and MOUs. Formalize communication to be reproducible into the future.</p>		
171	NSF Dahlgren	Coordination/ Organizational	<p>Ensure Compatible Frequencies.</p> <p>The Federal Communications Commission is the government entity responsible for managing frequency usage. The military is assigned certain frequencies to use that generally do not interfere with civilian uses. The continued usage of only assigned frequencies should ensure no interference between military and civilian uses.</p>		
175	NSF Dahlgren	Coordination/ Organizational	<p>Develop Outreach Materials.</p> <p>Work with affected jurisdictions to develop public outreach materials including website updates and public service announcements to inform the public about the potential for interruption of cellular service and GPS devices within areas associated with NSF Dahlgren testing.</p>		

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176	NSF Dahlgren	Coordination/ Organizational	Establish Procedures to Avoid Frequency Conflicts / Issues. Identify telecommunications projects that should be referred to the military for review and communicate this information to jurisdictions. The criteria that triggers coordination includes tower height, proximity to NSF Dahlgren, power emission from tower sources, and high output transmission devices. Coordinate with jurisdictions on RF projects that could impact off-installation communications.		
182	NSF Dahlgren	Coordination/ Organizational	Inform NSF Dahlgren of Infrastructure Extensions. If any of the jurisdictions develop plans to extend infrastructure towards NSF Dahlgren or the PRTR, they should inform NSF Dahlgren and discuss alternatives that would help reduce potential future development along the infrastructure line (growth-inducement). The coordination should be done early in the planning process to optimize compatibility and reduce costs associated with plan changes.		
183	NSF Dahlgren	Coordination/ Organizational	Create a Civilian / Military Aviation Coordination Committee. The Navy, FAA, St. Mary's County Regional Airport, and NSF Dahlgren should create a coordination committee to discuss, understand, and coordinate civil and military aviation matters.		
187	NSF Dahlgren	Coordination/ Organizational	Expand Outreach to Boating Community. Engage boating community through formal education session to increase awareness of the range area. This could include methods such as: increased and enhanced signage, engagement of boating community through marinas and boating associations, and boating clubs, expanded radio communications, and requirement of all boaters in area to have an onboard radio (potential for equipment rental option).		
188	NSF Dahlgren	Coordination/ Organizational	Partner With Other Entities to Clear the Area of Non-Military Users. NSF Dahlgren should develop MOUs with other entities, such as the Potomac River Fisheries Commission, Maryland Department of Natural Resources, Virginia Marine Resources Commission, Department of Game and Inland Fisheries, and the Atlantic States Marine Fisheries Commission, to help secure the range areas from public access during training times.		
194	NSF Dahlgren	Coordination/ Organizational	Military Compatibility Area Overlay District (MCAOD). Create a Military Compatibility Area Overlay District (MCAOD) containing Military Compatibility Areas (MCAs) that reflects the types and intensity of land uses compatible with military activities at NSF Dahlgren and the PRTR. The MCAOD is the collective geographic area of all of the MCAs combined. The MCAs should be used by local jurisdictions to identify areas where specific compatibility issues related to safety, noise, vertical obstructions and energy development are more likely to occur. Implementation of the MCAOD and associated strategies for these zones will: create a broader framework for making sound planning decisions around military operating areas; more accurately identify areas that can affect or be affected by military missions; protect the public health, safety, and welfare; protect the military missions; create a compatible mix of land uses; and promote an orderly transition and rational organization of land use around military operating areas.		

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195	NSF Dahlgren	Coordination/ Organizational	<p>The MCAs are defined as follows:</p> <p>Safety MCA. Includes the land within the BASH Relevancy Area. The safety zone may need to be adjusted by the Navy to include Clear Zone and Accident Potential Zones outside the installation dependent on future runway needs.</p> <p>Noise MCA. Includes areas within the 120 dBP peak noise contours, as well as an additional half mile beyond the noise contour boundary.</p> <p>Vertical Obstructions MCA. Includes the estimated Inner Horizontal Surfaces and Approach-Departure Clearance Surfaces for the runway at NSF Dahlgren up to 150 feet. These surfaces may need to be adjusted by the Navy dependent on future runway needs.</p> <p>Energy Development MCA. Includes a half-mile buffer on each side of the radar line-of-sight through Westmoreland County to the tracking station in Northumberland County.</p> <p>To assist in this effort, geographic information system (GIS) files of these boundaries can be obtained from King George County following finalization of this JLUS and approval of these MCAs. Updates to the noise contours, safety zones, and imaginary surfaces data should be provided by NSF Dahlgren dependent on mission or operational changes, or development of an Air Installation Compatible Use Zone (AICUZ) study.</p> <p>Where appropriate, the jurisdictions should incorporate the MCAOD and MCA boundaries on their zoning map and future land use maps and include the zones on their websites for easy access by the public</p>		
199	NSF Dahlgren	Coordination/ Organizational	<p>Economic Development Marketing:</p> <p>Establish economic development marketing guidelines that identify the type of industries that are compatible with the NSF Dahlgren mission and the type of industries that are incompatible with the military mission.</p>		
200	NSF Dahlgren	Coordination/ Organizational	<p>Property Owner JLUS Packet.</p> <p>Develop an information packet for property owners that identify JLUS issues regarding land development concerns that could impact or be impacted by NSF Dahlgren operations. The packet should include current regulations that restrict certain types of development incompatible with NSF Dahlgren operations or types of development that would not be compatible. Include contact information for a community representative who can direct property owners where to find additional information.</p>		
207	NSF Dahlgren	Coordination/ Organizational	<p>Incorporate Noise Contour Maps into Local Planning Documents.</p> <p>Develop noise overlays and / or contour maps for inclusion in planning documents. Incorporate policies and guidelines that address noise impacts from aircraft operations and DOD compatibility guidelines as an appendix easily accessible to the public.</p>		
209	NSF Dahlgren	Coordination/ Organizational	<p>Seek Assistance From NSF Dahlgren to Incorporate Maps and Updates to Planning Documents and Guidelines that Minimize Noise Concerns Among Residents.</p> <p>Based on noise data, provide information to local jurisdictions to add as revisions to comprehensive plans to define areas that may be suitable for future real estate disclosure, sound attenuation or other measures to mitigate impacts from military operations.</p>		
210	NSF Dahlgren	Coordination/ Organizational	<p>Develop Noise Informational Brochure for Base Operations.</p> <p>Develop an informational / educational brochure about the noise generated from the operations that occur over the installation to include the large weapons noise contour and any low-level altitude operating areas. Points-of-contact should also be included in this brochure.</p>		
212	NSF Dahlgren	Coordination/ Organizational	<p>Educate Local Builders on Sound Attenuation.</p> <p>Work with local construction and development organizations to ensure that builders and relevant skilled trades are familiar with the noise attenuation measures, how to incorporate them in a cost-effective manner and how to market them as a benefit to clients and prospective clients.</p>		
220	NSF Dahlgren	Coordination/ Organizational	Consider the development of an EMS response study to accurately quantify and classify the specific issues and impacts.		
221	NSF Dahlgren	Coordination/ Organizational	Increase the awareness of the designated Hazardous Cargo routes through the community.		

Appendix B

No.	JLUS Study	Topic (Factor)	Issues / Actions / Strategies	Statewide / Regional Impact Y / N	State (S) / Regional (R) ?
#	Use dropdown to select JLUS	This the Compatibility Topic from the JLUS	This is the Issues/Action/Strategy verbatim from the JLUS.		
222	NSF Dahlgren	Coordination/ Organizational	Maintain Damage Claims Package. As part of its ongoing damage claims process, NSF Dahlgren should consider a package for homeowners to complete if damage from vibration caused by military activities is believed to occur. The package should include instructions for completion of the claims forms, an overview of the inspection process, procedures for Navy review of potential damage, and potential courses of action.		
185	NSF Dahlgren	Land Use Regulations	Pursue Purchase of Land or Easements. Evaluate the purchase of land or easements from willing property owners to secure future use of existing sites of range stations.		
191	NSF Dahlgren	Land Use Regulations	Update King George County Zoning Code to Include Runway Safety Zones. If the Navy moves forward with the development of runway safety zones, King George County should consider incorporating these zones into the zoning code to protect future runway operational areas.		
192	NSF Dahlgren	Land Use Regulations	Update Local Zoning Codes With Imaginary Surfaces (Vertical Obstruction Zones). If the Navy moves forward with the development of imaginary surfaces, the jurisdictions within them should incorporate the imaginary surfaces into their zoning code to protect future runway operational areas.		
197	NSF Dahlgren	Land Use Regulations	Update Local Jurisdiction Zoning Codes. Update zoning map and zoning code to be consistent with any changes or updates resulting from the comprehensive plan updates as part of Strategy LU-3B.		
205	NSF Dahlgren	Land Use Regulations	Develop and Establish Dark Sky Lighting Ordinance. Adopt a "Dark Sky" ordinance to minimize urban sky glow and the potential for light trespass onto adjacent properties within the NSF Dahlgren Operating Area. Items to be addressed should include controls for downward directional lighting, placement of lighting fixtures, and types of lighting fixtures. Specific development standards should be incorporated into the zoning ordinances and building codes of each jurisdiction and address areas adjacent to the installation boundary. The lighting ordinance should also include regulation of lighting such as LED billboards in important flight paths and the imaginary surfaces approach and departure corridors.		
206	NSF Dahlgren	Land Use Regulations	Identify Noise Compatibility Policies for Inclusion in Local Planning Documents. Incorporate policies and guidelines that address noise impacts from aircraft operations and DOD compatibility guidelines as an appendix to current planning documents that are easily accessible by the public.		
211	NSF Dahlgren	Land Use Regulations	Amend Building Codes. Amend the building codes to require sound attenuation that achieves an interior noise level of 45 dB for any new buildings or significant changes or additions to current buildings located within areas identified as experiencing noise levels greater than 60 dBA.		
149	NSF Dahlgren	Planning and Public Policy	Seek REPI Funding to Protect Areas of Environmental Concern. Leverage Department of Defense Readiness and Environmental Protection Integration (REPI) program funds by submitting applications for REPI funding to acquire those environmentally important lands that, if developed, would not only remove important habitat, but also impact the military mission. NSF Dahlgren and the surrounding counties should consider additional REPI funding for preservation of sites that would provide the benefit of protecting operations near the installation including range areas.		
164	NSF Dahlgren	Planning and Public Policy	Develop Intergovernmental Coordination Element. King George County and other local jurisdictions should consider developing an Intergovernmental Coordination Element to include in comprehensive plans that set provisions for the multiple land management agencies and their roles and responsibilities.		
174	NSF Dahlgren	Planning and Public Policy	Develop Highway Signage Describing Potential Frequency Interference. Work with the Maryland and Virginia transportation departments and appropriate county transportation departments on the placement of signs noting that GPS and cellular technologies could be impacted by military training operations in the area and appropriate care should be taken when entering these areas. NSF Dahlgren shall provide information to the transportation departments on areas subject to this interference.		

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177	NSF Dahlgren	Planning and Public Policy	Incorporate Military Compatibility Areas for Military Operations in Comprehensive Plans and Zoning Ordinances. Amend the Comprehensive Plan and Zoning Ordinance to restrict heights of structures to 75 feet within a half mile on both sides of the Line-of-Sight.		
178	NSF Dahlgren	Planning and Public Policy	Incorporate Transient Housing Needs in Comprehensive Plans. Update comprehensive plan housing element in consultation with NSF Dahlgren to account for and consider the transient housing needs of NSF Dahlgren personnel.		
179	NSF Dahlgren	Planning and Public Policy	Navy Rental Housing Investigate the feasibility of a local government / Navy / Private Development project to build Navy Rental Housing.		
180	NSF Dahlgren	Planning and Public Policy	Military Housing in Local Communities If additional or replacement housing is needed to serve NSF Dahlgren, work with local jurisdictions to determine if this housing need can be met locally with existing housing stock or new privatized housing in the community. Emphasis on providing housing, especially rentals, in the community is desired.		
181	NSF Dahlgren	Planning and Public Policy	Incorporate Compatibility Planning Concepts into CIPs / Infrastructure Master Plans. Incorporate compatibility planning concepts into CIPs / Infrastructure Master Plans for infrastructure extensions and improvements. Avoid extension of infrastructure service adjacent or proximate to NSF Dahlgren for rezoning applications, except to serve approved community / area plans or commercial and industrial development which provides a compatible land use pattern.		
193	NSF Dahlgren	Planning and Public Policy	Update the King George County Comprehensive Plan to Include Military Compatibility Policies. Policies that support and encourage uses that are compatible with NSF Dahlgren operations should be incorporated into King George County's comprehensive plan. Update and adopt future land use maps and supporting goals, objectives, and policies that encourage compatible growth around NSF Dahlgren. Navy representatives should be included as a stakeholder in the development and regular updates of the plans.		
196	NSF Dahlgren	Planning and Public Policy	Update Local Jurisdiction Comprehensive Plans To Include Military Compatibility Policies That Support And Promote Compatible Land Uses. Update and adopt the jurisdiction's future land use map, and supportive goals, objectives, and policies that encourage a compatible land use pattern for new development and appropriate capital improvement investments. They should incorporate the MCAs and recommended land uses relative to safety, noise, vertical obstructions, and energy development into comprehensive plans to assist in compatible long-range planning. Include NSF Dahlgren as one of the stakeholders in the Plan updates.		
198	NSF Dahlgren	Planning and Public Policy	Update Comprehensive Plans with the Compatibility Policy Set. The goals and policies (to be developed) are proposed for inclusion into each comprehensive plan, as appropriate, to supplement the jurisdiction's existing policies. These changes provide a complete policy package for compatibility planning and provide a policy basis for many of the other strategies contained in this JLUS.		
208	NSF Dahlgren	Planning and Public Policy	Identify Noise Contours on County Documents and in the Decision-Making Process. Develop noise overlays and / or contour maps for inclusion in planning documents to address both existing and future operations that may result in noise and vibrations impacts to the community.		
213	NSF Dahlgren	Planning and Public Policy	Develop Sound Attenuation Retrofit Program. Develop a voluntary sound attenuation retrofit program for residential uses. Develop a program that provides guidance on sound attenuation standards for retrofitting existing residential and commercial facilities. The program could include grant opportunities and tax rebates available to assist property owners in retrofitting structures in noise sensitive areas. Other funding sources for retrofitting homes should be identified and provided within the program materials.		

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215	NSF Dahlgren	Planning and Public Policy	Monitor Capital Improvements for Roadway Capacity. Monitor capital improvement projects to ensure roadway capacity is sufficient and increases traffic flow and mobility without causing unintentional pressures on the military or communities to provide for more services.		
216	NSF Dahlgren	Planning and Public Policy	Conduct a Traffic Study to Assess Community Impacts on NSF Dahlgren and Vice Versa. Conduct a traffic study to quantify demand cycles and address alternatives such as repositioning or improvements to gate access to allow for alternative routes to NSF Dahlgren.		
217	NSF Dahlgren	Planning and Public Policy	Conduct a Feasibility Study to Assess Viability of Public Transit to NSF Dahlgren. Conduct a transportation feasibility study to quantify the possibility of public transit to reduce overall trip generation to NSF Dahlgren. The study should evaluate trip generation including origin and destination pairs; driver behavior and preference; peak trip periods; and cost, management, and funding of a suitable public transit system.		
218	NSF Dahlgren	Planning and Public Policy	Seek Alternative Funding Sources for Transportation Improvements. Seek additional and alternative sources of funding for improvements.		
219	NSF Dahlgren	Planning and Public Policy	Coordinate and Budget for Gate Improvements that Affect Off-Base Roadway Capacity and Level of Service. Identify, and budget for, necessary improvements to achieve AT / FP and more efficient functionality of egress / ingress points.		
204	NSF Dahlgren	Real Estate Disclosure	Revise Maryland Annotated Code. Request the State of Maryland revise the Maryland Annotated Code Real Property Section § 14-117 regarding real estate disclosure near military installations to include firing range areas and associated noise as a trigger for requiring real estate disclosure.		
146	NSF Dahlgren	Water Management / Environmental	Continue Monitoring Bald Eagle Nests. Continue to coordinate with US Fish and Wildlife Service to maintain records of Bald Eagle nesting sites and monitor any change in nesting sites to maintain coordinated management strategies that allow continuation of operational activities while providing necessary habitat and species protections.		

Please see next page.

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For Additional Information Contact:



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900 East Main Street, 6th Floor, West Wing
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Current Situation

- The Board adopted regulations for the Falmouth Redevelopment Overlay (FR) on October 18, 2016
- The next step towards implementation is rezoning of parcels to the FR

Proposed End State

- If authorized, the County Administrator would direct staff to prepare a reclassification application of the selected 88 parcels
- Notices of public hearings would be sent to the 42 owners of the 88 parcels
- Upon adoption, the FR regulations would apply to those properties giving them flexibility for redevelopment

Request for the CEDC Committee/Board of Supervisors

- Initiate a rezoning of 88 parcels in Falmouth to the FR zone as a pilot project
- Parcels previously identified on attached map and list

Benefits to the County

- Enhanced redevelopment opportunities due to the zoning change may facilitate revitalization of properties in Falmouth
- Revitalization could have positive cultural and economic implications for Falmouth and the County



Parcel ID	Owner	Mail Address	Mail City	Mail State	Acres
53D 1 14	RIDDLE CHARLES RONALD	111 FORBES ST	FREDERICKSBURG	VA	0.185778358
53D 1 38	CLIFTON IRMA A	100 CARTER STREET	FALMOUTH	VA	0.332128985
53D 1 62	FALMOUTH BILLBOARD	6615 GEORGETOWN PIKE	MCLEAN	VA	0.746062785
53D 1 43A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA	7.268202326
53D 1 13	BOURNE LINWOOD P & DEBORAH W	416 CAMDEN DRIVE	FALMOUTH	VA	0.35649659
53D 1 10	104 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA	7.839718534
53D 1 9A	ROBERSON C W ESTATE	319 CHATHAM HEIGHTS ROAD	FREDERICKSBURG	VA	1.213886131
53D 1 31	SCHOOLS NORMAN L & LENETTA F SMALL	305 KING STREET	FALMOUTH	VA	2.583251429
53D 1 77	SIMPSON ANN HUNTER	PO BOX 34	HARTWOOD	VA	7.577107166
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	7.560025207
53D 1 77	SIMPSON ANN HUNTER	PO BOX 34	HARTWOOD	VA	1.668101254
53D 1 35	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA	0.14642215
53D 1 33	RANGE JEROMY V & JANE C	303 KING STREET	FREDERICKSBURG	VA	0.288985246
53D 1 10	104 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA	0.201562536
53 111A	TRUSTEES OF FALMOUTH UNION CHURCH	305 KING ST	FALMOUTH	VA	0.207276949
53D 1 34	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA	0.150954805
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	0.125973979
53D 1 37	JONES ANNE B	2203 COWAN BLVD APT 44B	FREDERICKSBURG	VA	0.373372335
53D 1 47	HANSEN ANDREW P	119 CARTER ST	FREDERICKSBURG	VA	0.293708088
53D 1 13	BOURNE LINWOOD P & DEBORAH W	416 CAMDEN DRIVE	FALMOUTH	VA	0.335504641
53D 1 11A	110 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA	0.361657832
53D 1 43A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA	9.949119692
53D 2 2	AMAYA CRISTIAN E DURAN & HENRY O	104 FORBES ST	FREDERICKSBURG	VA	0.10356436
53D 1 60	GOVENIDES LINDA C	100 CAMBRIDGE ST	FALMOUTH	VA	0.121919805
53D 1 104A	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA	2.827368154
53D 1 105	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA	0.115148731
53D 1 17	CRITES MARY BERRY & ETALS	106 FORBES ST	FALMOUTH	VA	0.124974794
53D 1 109	MEEKER WILLIAM ROLAND	8111 AINSWORTH AVENUE	SPRINGFIELD	VA	6.246327542
53D 1 63	FALMOUTH BILLBOARD	6615 GEORGETOWN PIKE	MCLEAN	VA	0.661929774
53D 1 19	IGLESIA DE DIOS PENTECOSTAL CRISTO L	15 BUTLER RD	FREDERICKSBURG	VA	0.33062683
53D 1 100	CHAVES MARCIA C	106 WASHINGTON STREET	FREDERICKSBURG	VA	9.725351047
53D 1 20	GAY GORDON B & SANDRA S	25 BUTLER ROAD	FALMOUTH	VA	0.619346389
53D 1 106	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA	0.114655286
53D 1 104	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA	9.394749162
53D 1 18	IGLESIA DE DIOS PENTECOSTAL CRISTO L	15 BUTLER RD	FREDERICKSBURG	VA	0.353332562
53D 1 36	COUNTY OF STAFFORD	PO BOX 339	STAFFORD	VA	0.405515277
53D 1 17A	BERRY MARY L	106 FORBES STREET	FALMOUTH	VA	8.085306638
53D 1 16	DAY CORNELIUS & ANN S	16 CURTIS CIR	FREDERICKSBURG	VA	0.195521557
53D 1 103	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA	0.146995637
53D 1 43A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA	0.263174829
53D 1 45	WATERS SALEM & PARRISH	115 CARTER ST	FREDERICKSBURG	VA	0.131171951
53D 1 14A	RIDDLE CHARLES RONALD & ANNETTE JOAN	111 FORBES ST	FREDERICKSBURG	VA	0.182832751
53 108	ROGERS MONROE M	115 FOREBES ST	FREDERICKSBURG	VA	0.655483496
53D 1 8	106 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA	0.345534483
53D 1 15	PALMER NANCY LEE	113 FORBES ST	FREDERICKSBURG	VA	0.233708141
53 46	KEIGER BASIL	XXX	XXX	XX	1.240784962
53D 1 32A	HOWELL WILLIAM J & CECELIA S	PO BOX 8296	FREDERICKSBURG	VA	0.211159155
53 107	ROGERS MONROE M	115 FORBES ST	FREDERICKSBURG	VA	0.219723567
53 107	ROGERS MONROE M	115 FORBES ST	FREDERICKSBURG	VA	0.502439028
53D 1 78	COUNTY OF STAFFORD (CUSTOMS HOUSE)	PO BOX 339	STAFFORD	VA	1.259961066
53D 1 46	SNELLINGS EMMA CHINN	117 CARTER STREET	FALMOUTH	VA	0.202089539
53D 1 80	ROTHFELD MICHAEL I TRADING AS SCI IN	101 WASHINGTON ST	FREDERICKSBURG	VA	5.996982251
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	0.686816113
53D 1 110A	GESLOIS SUSANNE CLEONA	PO BOX 846	STAFFORD	VA	7.507589492

Parcel ID	Owner	Mail Address	Mail City	Mail State	Acres
53D 1 7	110 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA	0.469492608
53D 1 33A	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA	4.91784254
53D 1 101	CHAVES MARCIA C	106 WASHINGTON STREET	FREDERICKSBURG	VA	7.628425533
53D 1 73	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	6.155494496
53D 1 43	TAYLOR LOYD C	PO BOX 1249	FREDERICKSBURG	VA	0.424319906
53D 2 2	AMAYA CRISTIAN E DURAN & HENRY O	104 FORBES ST	FREDERICKSBURG	VA	7.255572964
53D 1 82	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	0.20308657
53D 1 107	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA	0.109304375
53D 1 98A	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA	0.078622573
53D 1 110	COX WILLIAM KENNETH & THELDA A	3623 JOAN LN	PORT ORANGE	FL	7.328265099
53D 1 102	ASHLEY DAWN LLC	1011 PRINCESS ANNE STREET	FREDERICKSBURG	VA	0.191017831
53 107	ROGERS MONROE M	115 FORBES ST	FREDERICKSBURG	VA	8.663055292
53D 1 11	LOPEZCERON MAURICIO	105 FORBES ST	FREDERICKSBURG	VA	0.388297869
53D 1 7	110 CAMBRIDGE LLC	110 CAMBRIDGE ST	FREDERICKSBURG	VA	0.299169597
53D 2 5	BERRY MARY LIMERICK	106 FORBES STREET	FALMOUTH	VA	9.541367935
53D 1 61	TRUSTEES OF THE GOLGOTHA CHURCH OF O	121 JIB DRIVE	STAFFORD	VA	0.104740294
53D 1 81	ASHLEY DAWN LLC	1011 PRINCESS ANNE STREET	FREDERICKSBURG	VA	0.248179113
53D 1 104A	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA	2.953974089
53D 1 79	ROTHFELD MICHAEL I TRADING AS SCI IN	101 WASHINGTON ST	FREDERICKSBURG	VA	6.069730142
53D 1 99	CHAVES MARCIA C	106 WASHINGTON STREET	FALMOUTH	VA	0.224443879
53D 1 100	CHAVES MARCIA C	106 WASHINGTON STREET	FREDERICKSBURG	VA	0.10950358
53D 1 73	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	0.210614853
53D 1 108	DEGEN FALMOUTH BOTTOM LLC	PO BOX 7103	FREDERICKSBURG	VA	6.784922295
53D 1 100A	CHAVES MARCIA C	106 WASHINGTON STREET	FALMOUTH	VA	1.174066729
53 106	MELE LISA DIANE O	6 JOHN JAY ROAD	FREDERICKSBURG	VA	3.078762405
53D 1 97	TRIVETT MICHAEL I & KAREN	100 KING ST	FREDERICKSBURG	VA	6.283873796
53L 2	DUBOSE SHAWNYBRIANNE L	403 FORBES ST	FREDERICKSBURG	VA	1.782490092
53D 2 5	BERRY MARY LIMERICK	106 FORBES STREET	FALMOUTH	VA	6.939818048
53D 1 45	WATERS SALEM & PARRISH	115 CARTER ST	FREDERICKSBURG	VA	0.197723647
53D 2 5	BERRY MARY LIMERICK	106 FORBES STREET	FALMOUTH	VA	0.13223734
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	5.380345236
53D 1 82	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	5.13113365
53D 1 76	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	0.35507388
53D 1 83	BERTRAM DEVELOPMENT CORPORATION	77 CAMBRIDGE STREET	FREDERICKSBURG	VA	0.160080745

Current Situation

- The County's current onsite disposal ordinances are more stringent than state code. Staff has coordinated with the Virginia Health Department, AOSEs and the development community in making these suggested changes.
- The proposed ordinance changes have been presented to this committee and the Board.
- The Board sent the proposed changes to the Utilities Commission and the Planning Commission with instructions to provide comments, but not make change to the documents

Proposed End State

- FABAs were offered an opportunity to provide input in July, August and September. Their comments were previously presented to the Committee.
- After the Board action, FABAs provided additional input:
 - Eliminate any minimum size on drainfields and let the State Health requirements dictate drainfield sizes;
 - Consider a minimum size threshold of 1,500 SF for both conventional and alternative sites;
 - Reduce the required capacity for community drainfields from 400 GPD per dwelling unit to 300 GPD per dwelling unit;
- The Health Department recommends the proposed thresholds of 2,500 SF and 400 GPD per dwelling unit

Request for the CEDC Committee/Board of Supervisors

- This is an update for the Committee to consider the additional recommendations;

Benefits to the County

- The proposed changes requested by FABAs would create additional flexibility during design but may have impacts on the long-term health of the drainfields;
- The currently proposed thresholds being considered by the Utilities and Planning Commissions of 2,500 SF and 400 GPD per dwelling unit will allow use of developable lands more in line with state code while providing assurances of more sustainable drainfields in the future
- Staff recommends leaving the proposed changes to the ordinance

Current Situation

- Mr. Doug Janney is proposing to develop a 6 acre tract of land along Naomi Road in the George Washington District for age restricted apartments
- The Zoning Ordinance does not make provisions for the type of development envisioned
- Only PTND and UD zoning districts allow sufficient density for multi-story apartments buildings that can support the use of elevators
- Eligible locations for PTND and UD zones are limited

Proposed End State

- Adoption of the district would allow development of multi-story age restricted apartments on smaller tracts of land

Request for the CEDC Committee/Board of Supervisors

- Consider creating a new zoning district (see attached request)
- The proposed R-5 zoning district would allow multi-family housing at a density of up to 24 dwelling units per acre
- Housing would be age restricted to 50 years and older
- See draft ordinance (attached) for details

Benefits to the County

- Provides housing alternatives for older residents
 - who have mobility problems and can no longer live in their homes
 - who can no longer maintain their homes
 - who no longer want to be homeowners
 - who want to live in a protected community with other seniors



Fairbanks & Franklin

Civil Engineering • Land Planning • Surveying

October 20, 2016

Jeff Harvey
Director of Planning & Zoning
Stafford County
1300 Courthouse Road
P.O. Box 339
Stafford, Virginia 22554

Re: Naomi Road Age Restricted Apartments
Stafford County, VA
Job #176-1048

Dear Mr. Harvey,

Doug Janney recently purchased approximately 6 acres of land between Naomi Road and Route 3 in south Stafford County. He plans to develop the site as an age restricted housing project that includes two 4-story apartment buildings and a clubhouse (Refer to attached development plan). Additionally, an office building is proposed near the Naomi Road / Route 3 intersection. This project will meet the growing demand for active adult retirement housing in south Stafford County. It will be an attractive & well-maintained development that will serve as an asset to the community. Surrounding uses include a nursing home and a small townhouse development, both of which complement the proposed age restricted apartments.

The attached document provides suggested language for a new zoning district to support the age restricted housing shown on the development plan. The proposed office building would be developed on a separate commercially zoned parcel. It is understood that the approval process for this development will include a comprehensive plan amendment, a rezoning action, and creation of the new zoning district. We request that you initiate the process to create the new age restricted housing zoning district.

Please let us know if you have any questions or need any additional information pertaining to this request. We look forward to working with the County on this exciting project.

Sincerely,
Fairbanks & Franklin

Jonathan D. Fairbanks, PE
President

Enclosures: 1. Development Plan
2. Proposed zoning district text



SITE STATISTICS	
SITE AREA	6.14 AC
BUILDING AREA	5,400 SF
AGE RESTRICTED APARTMENTS	140,000 SF
CLUBHOUSE	2,500 SF
TOTAL AGE RESTRICTED UNITS	160
PARKING REQUIREMENTS	16 SPACES
OFFICE	192 SPACES
AGE RESTRICTED APARTMENTS	10 SPACES
CLUBHOUSE	218 SPACES
TOTAL PARKING REQUIRED	218 SPACES
PARKING PROVIDED	218 SPACES

AGE RESTRICTED
HOUSING EXHIBIT
STAFFORD COUNTY, VA
01-15-16



CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
1000 Main Street • Fredericksburg, VA 22401 • (540) 999-1700

Sec. 28-33. – Districts Generally.

With exception of the Marine Corps Combat Development Command (MCCDC), the unincorporated areas of the county are hereby divided into the following districts:

R-5, Age Restricted Housing

Sec. 28-34. –Purpose of districts.

In order to carry out and implement the purposes and objectives of this chapter, the land use districts herein established shall have the following purposes, respectively:

R-5, Age Restrictive Housing - The purpose of the R-5 district is to provide areas high-intensity residential uses designed and intended to be multifamily dwellings for persons of 50 years in age or older. Such districts are to be located within the designated Urban Services Area in the Comprehensive Plan and where water and sewerage are available and transportation systems are adequate.

Sec. 28-35. - Table of uses and standards.

Table 3.1, District Uses and Standards, sets forth the uses and standards for each zoning district in Stafford County. No land or structure shall be used, occupied or developed except in accordance with the standards set forth therein.

Table 3.1. District Uses and Standards

R-5, Age Restrictive Housing.

The purpose of the R-5 district is to provide areas high-intensity residential uses designed and intended to be multifamily dwellings for persons of 50 years in age or older. Such districts are to be located within the designated Urban Services Area in the Comprehensive Plan and where water and sewerage are available and transportation Systems are adequate.

(a) Uses permitted by-right:

Community use

Multifamily dwelling

Retirement housing

(b) Conditional use permits:

Adult day care center

Assisted living facility

Place of worship

(c) Requirements:

(1)

Intensity:

Minimum gross tract size (acres)2

Allocated density24.0 du/acre, gross tract

Open space ratio0.25 ratio

(2)

Minimum yards:

Front15

Side15

Rear20

For multifamily structures, the minimum setback is thirty-five (35) feet from any public right-of-way, and thirty (30) feet from any other structure.

(3)

Maximum building height65

(4)

Maximum floor area ratio (non-residential).....0.7

Sec. 28-125. - Types permitted in R-2, R-3, ~~and~~ R-4, and R-5 districts.

The following types of signs are permitted in R-2, R-3 and R-4 districts:

(1)

Public signs.

(2)

Subdivision signs.

(3)

Temporary event signs, provided that the area of the sign shall not exceed four (4) square feet and, provided further, that no more than one such sign shall be located on any lot or parcel of land.

(4)

Model home signs, provided that:

a.

The area of the sign shall not exceed thirty-two (32) square feet.

b.

No such sign shall extend more than six (6) feet in height above ground level.

c.

The sign shall only be located on the lot or parcel of land on which the model home, that is the subject of the image and/or message, is located.

d.

No more than one such sign shall be located on the lot or parcel of land.

e.

The sign shall be removed when use of the advertised home as a model home is discontinued.

(5)

Critical resource protection area (CRPA) sign.

(6)

Sign, place of worship.

(7)

Business signs, provided that:

a.

No portion of a freestanding sign shall be greater than six (6) feet above ground level.

b.

No wall sign shall be greater in height than the roof line of the main building located on the premises.

c.

The aggregate area of freestanding, or projecting, or wall signs shall not exceed fifty (50) square feet.

d.

No more than one freestanding sign shall be located on any one road frontage of any lot or premises.

(8)

Sign, directional.

(9)

Sign, off-premises directional.

(10)

School signs, provided that:

a.

No portion of a freestanding monument sign shall be greater than eight (8) feet above ground level.

b.

No wall sign shall be greater in height than the roof line of the main building located on the premises.

c.

The aggregate area of freestanding, or projecting, or wall signs shall not exceed forty (40) square feet.

d.

No more than one freestanding sign shall be located on any one road frontage of any lot or premises.

e.

The school shall have a regular enrollment of at least fifty (50) students grades K—8 and shall be accredited by a Virginia Council for Private Education approved state recognized accrediting member.

Current Situation

- The CEDC was last briefed on this topic on July 6, 2016.
- For several years, we have been including possible options involving participation by the County in our discussions with key property owners interested in helping the County realize the vision of the Comprehensive Plan.
- These offers of possible assistance have typically included the possibility of the County reimbursing fees and/or business property taxes and they involved business prospects not otherwise covered by the Technology Zone ordinance.
- These offers were not frequent and they were generally not extended unless the property was of significant specific interest.
- On those few occasions where related developments did move forward, specific conversations were held to work out details and they ended up with the County advancing funds to the Economic Development Authority.
- It has now come to our attention that the County cannot generally make these reimbursements unless it is reimbursing an overpayment of a fee, or it is to particular nonprofit organizations designated in the State Code.

Proposed End State

- The EDA has drafted a memorandum of understanding they propose entering into with the Board of Supervisors.
- This MOU defines key terms and presents a standard procedure for those requesting incentives to follow.

Request for the CEDC Committee/Board of Supervisors

- The EDA requests the CEDC review the terms of the proposed MOU, make changes where necessary, and advance a final MOU to the full Board for their action..

Benefits to the County

- By defining key terms and concepts, this MOU helps to ensure that all applicants are treated equally.
- By detailing a standard process, this MOU will reduce the time necessary to evaluate and act on requests.

Board of Supervisors

Robert "Bob" Thomas, Jr., Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy E. Maurer
Paul V. Milde, III
Gary F. Snellings

C. Douglas Barnes
Interim County Administrator

November 1, 2016

TO: Community & Economic Development Committee
FROM: Brad H. Johnson, Interim Director, Economic Development & Tourism
SUBJECT: Economic Development Incentives

On July 6, 2016, we briefed the Committee on how economic development incentives are currently processed and we gave examples where the current approach might be improved. We discussed a process which would build upon the current process and feature the Economic Development Authority as the lead. The Committee agreed in concept and authorized staff to discuss the matter further with the EDA.

The EDA considered the idea and decided to prepare a draft memorandum of understanding between the EDA and the Board of Supervisors which would memorialize the roles of the EDA and the Board, and detail the new process. In summary the process is as follows:

1. Pre-Application Meeting(s)
 - a. A cover sheet provided by the Economic Development Department;
 - b. A written narrative explaining:
 - a) the project in sufficient detail to allow staff to understand what incentive(s) are being requested,
 - b) the resulting benefit to the County if the incentive(s) is approved,
 - c) what other parties are involved in the project and their respective financial risk,
 - d) how this project serves to advance the recommendations of the Comprehensive Plan;
 - c. A sketch or graphic illustrating the in situ proposed buildout appearance of the project.



2. Staff Recommendation

- a. Based upon the results of the Pre-Application Meeting(s) with input from others as may be appropriate, staff will prepare a written recommendation to the EDA on the nature of the request, whether or not staff supports the request and to what degree.

3. EDA Action

- a. Following receipt of the Staff Recommendation, the EDA will schedule an interview with the applicant to discuss the proposal.
- b. Following the interview, the EDA will take formal action on what if any incentive to offer, along with any conditions related thereto.
- c. This recommendation will be forwarded to the Board of Supervisors for their action, when necessary. In cases where no request is being made of the County, no formal action will be requested of Stafford County.

4. Stafford County Action

- a. Upon receipt of a request for support from the EDA, the request will be scheduled for review by the Community and Economic Development Committee (CEDC). If no request for County assistance is being made, the item will be presented to the CEDC as an informational item.
- b. If the CEDC agrees with the request for County assistance, the matter will be forwarded to the Board of Supervisors for their consideration and action.
- c. If the CEDC does not agree with the request for County assistance, the matter will be returned to the EDA.

5. Implementation

- a. Upon favorable action on a request for County assistance by the Board of Supervisors, staff will prepare the agreements required to implement the incentive. These agreements will be reviewed by the EDA and the applicant and fully executed when all terms are found acceptable to all parties.
- b. When no request for County assistance is involved, staff will prepare the agreements required to implement the incentive. These agreements will be reviewed by the EDA and the applicant and fully executed when all terms are found acceptable to all parties.
- c. Terms of the incentive will be detailed in the agreement documents.

The EDA's draft MOU is attached for your review and consideration. The EDA seeks your approval to move this to the full Board for their action.

attachment



MEMORANDUM OF UNDERSTANDING

This memorandum of understanding (“MOU”), dated **MONTH DAY, YEAR** (the “Effective Date”), is made by and between the Economic Development Authority of Stafford County, a political subdivision of the Commonwealth of Virginia (“EDA”) and the Board of Supervisors of Stafford County, Virginia (“Stafford County”), the governing body of Stafford County, a political subdivision of the Commonwealth of Virginia.

WHEREAS, the EDA was established as an independent authority by Stafford County to advance economic development activities within the County;

WHEREAS, the EDA is referenced in Section 2.3 the Economic Development Strategic Plan as a key element of the Comprehensive Plan adopted by Stafford County on September 1, 2015;

WHEREAS, Strategic Plan Objective T-7, “Continue to Enhance the Economic Development Toolbox”, recommends a list of economic development incentives, some of which may be offered administratively;

WHEREAS, Strategic Plan Objective H-1, “Continue Efforts to Attract Upscale Retail and Restaurants”, recommends continuing retail attraction efforts to attract new upscale/national and local specialty retail establishments and restaurants within Stafford County;

WHEREAS, Strategic Plan Objective H-3, “Support the Development of an Angel/Venture Capital Network”, recommends leveraging available resources to help establish an active small business/entrepreneurial funding network that will support the growth of small companies within Stafford County; and

WHEREAS, the EDA and Stafford County have successfully partnered in the past on incentivizing economic development on a case-by-case basis.

NOW THEREFORE, in consideration of the mutual promises and benefits herein described, the above recitals and other good and valuable consideration, the EDA and Stafford County agree as follows.

AGREEMENT

1. Recitals. The preceding recitals are incorporated herein by this reference as materials terms to this MOU and not just mere recitals.

2. Significant Economic Development Opportunities. The parties agree that Significant Economic Development Opportunities are those which are directly related to implementing the recommendations of the Comprehensive Plan, but specifically for this MOU the Objectives T-7, H-1, and H-3.

3. Direct Incentives. The parties agree that Direct Incentives are direct transactions that advance Significant Economic Development Opportunities. The intent of Direct Incentives is to provide seed funding, start-up capital, or other monetary offers to

initiate an Opportunity that would otherwise not be considered by interested parties due to a lack of funding support from the County.

4. Indirect Incentives. The parties agree that Indirect Incentives are also transactions that advance Significant Economic Development Opportunities, but include other County departments, private businesses not directly involved in the Opportunity, or others as may be necessary. Indirect Incentives may include, but are not limited to, direct payments of applicable county fees, reimbursements of fees, contracting of services related to the Significant Economic Development Opportunity such as basic civil engineering work, surveying, traffic impact studies, etc.

5. EDA Responsibilities. The EDA shall continue to advocate and support economic development activities within the County and shall serve as the Board of Supervisors' primary point of contact and County representative on all matters related to incentivizing Significant Economic Development Opportunities. The EDA shall also consider other sources for incentivizing Significant Economic Development Opportunities as may be appropriate such as partnerships with third parties and/or ownership interests in businesses receiving incentive benefits.

6. Stafford County Responsibilities. Stafford County shall consider granting funding requests from the EDA as may be available in the Stafford Opportunity Fund. All standard procedures for administering those Funds shall continue in force. Stafford County shall also consider, when appropriate, the conveyance of real property owned by Stafford County to the EDA to advance Significant Economic Development Opportunities. Stafford County Board of Supervisors shall also, when appropriate, be afford the opportunity to make recommendations to the EDA regarding projects to undertake in pursuit of Significant Economic Development Opportunities.

7. Incentive Request Process. The parties agree to the following process for requesting and considering incentives:

- A) *Pre-Application Meeting(s):* Parties interested in advancing a Significant Economic Development Opportunity with assistance from the EDA in the form of direct or indirect incentives must first meet with Economic Development Department Director, Economic Development staff, Economic Development Authority Chairman, or some combination therein. At a minimum, applicants must bring the following to this meeting: (1) cover sheet provided by the Economic Development Department; (2) a written narrative explaining (a) the project in sufficient detail to allow staff to understand what incentive(s) are being requested, (b) the resulting benefit to the County if the incentive(s) is approved, (c) what other parties are involved in the project and their respective financial risk, and (d) how this project serves to advance the recommendations of the Comprehensive Plan; and (3) a sketch or graphic illustrating the in situ proposed buildout appearance of the project.

- B) *Staff Recommendation:* Based upon the results of the Pre-Application Meeting(s) with input from others as may be appropriate, staff will prepare a written recommendation to the EDA Members on the nature of the request, whether or not staff supports the request and to what degree.
- C) *EDA Action:* Following receipt of the Staff Recommendation, the EDA will schedule an interview with the applicant to discuss the proposal. Following the interview, the EDA will take formal action on what if any incentive to offer, along with any conditions related thereto. This recommendation will be forwarded to the Board of Supervisors for their action, when necessary. In cases where no request is being made of the County, no formal action will be requested of Stafford County.
- D) *Stafford County Action:* Upon receipt of a request for support from the EDA, the request will be scheduled for review by the Community and Economic Development Committee (CEDC). If no request for County assistance is being made, the item will be presented to the CEDC as an informational item. If the CEDC agrees with the request for County assistance, the matter will be forwarded to the Board of Supervisors for their consideration and action. If the CEDC does not agree with the request for County assistance, the matter will be returned to the EDA.
- E) *Implementation:* Upon favorable action on a request for County assistance by the Board of Supervisors, staff will prepare the agreements required to implement the incentive. These agreements will be reviewed by the EDA and the applicant and fully executed when all terms are found acceptable to all parties. When no request for County assistance is involved, staff will prepare the agreements required to implement the incentive. These agreements will be reviewed by the EDA and the applicant and fully executed when all terms are found acceptable to all parties. Terms of the incentive will be detailed in the agreement documents.

8. Failure to Perform. If the applicant fails to perform its obligations under the incentive agreement, the EDA or Stafford County may terminate the incentive agreement and demand full reimbursement of all funds disbursed to the applicant and cost relating to the same, including without limitation all reasonable attorney fees. . Upon reimbursement of payment to the EDA, any portion of these funds paid from the Opportunity Fund will be returned to Stafford County.

9. Close Out. The parties further agree that any incentive funds returned to the EDA that originated from the Opportunity Fund will be returned to Stafford County upon close out of the incentive agreement.

10. General Provisions.

- A) *Notice:* Any notice required by this MOU shall be in writing at the addresses provided below, which may be changed from time to time by giving the other party prior notice, and shall be deemed given when sent, postage prepaid, through the United States Postal Service by certified mail, return receipt, or when sent by nationally recognized overnight delivery service, or personally served upon the appropriate party.

Stafford County:

Contact Person
Address

Economic Development Authority:

Contact Person
Address

- B) *Applicable Law:* This MOU shall be construed, governed and interpreted by and in accordance with the laws of the Commonwealth of Virginia, without respect to its conflict of law's provisions. Any litigation with respect to this Agreement shall be brought before the Stafford County Circuit Court, unless law requires otherwise. Stafford County and the EDA agree that they shall at all times comply with all applicable federal and state laws and regulations.

- C) *Entire Agreement:* This MOU constitutes the entire understanding of Stafford County and the EDA with respect to the subject matter herein and supersedes all prior oral or written agreements with respect to the subject matter herein. This MOU can be modified or amended only by a writing signed by both Stafford County and the EDA.

WITNESS the following authorized signatures to this MOU.

STAFFORD COUNTY

By:_____

Date:_____

County Administrator

STAFFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

By: _____
Joel Griffin
Chairman, Economic Development Authority

Date: _____

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DRAFT