



City of Virginia Beach Oceana Land Use Conformity Committee 2023-2024 Annual Report to City Council

Chair: Mayor Robert M. Dyer, Chair

Date: August 31, 2024

Executive Summary

The Oceana Land Use Conformity Committee (OLUCC) is submitting the FY2023-2024 Annual Report to City Council covering the period of July 1, 2023 – June 30, 2024. OLUCC was established in 2005 through the adoption of a City Council ordinance, in conjunction with other ordinances that prohibited new incompatible development within the Accident Potential Zone 1 (APZ-1) and Clear Zones (CZ) around Naval Air Station (NAS) Oceana and establish a program to purchase or condemn incompatible use properties under certain circumstances when requested by the property owner (APZ-1/CZ Acquisition Program). These ordinances were a direct result of NAS Oceana being included for the first time in the federal government's Base Realignment and Closure (BRAC) evaluation during that time. The BRAC order detailed directions to the City of Virginia Beach to implement new rules to halt incompatible development in certain areas around NAS Oceana that the Navy deemed to be incompatible with flight operations.

In response to the BRAC order, a series of policies and ordinances were adopted by the City of Virginia Beach in late 2005 and 2006. These provided immediate relief from future incompatible development within areas affected by accident potential and jet noise. These actions also provided the regulatory tools and financial resources to advance further conformance of the program through the elimination or reduction of incompatible land uses through acquisition or appropriate change of use. The APZ-1/CZ Master Plan was created and adopted in 2008 to protect these interests. Members of this committee included the Mayor, Vice Mayor, City Manager, City Attorney, Department of Economic Development leadership, residents, and commercial property owners to review how the properties acquired under the APZ-1/CZ Acquisition Plan would be used and to guide the VBDA's award of incentives that would accomplish the goals of the City's BRAC response.

The committee first met monthly, and then as the APZ-1/CZ Acquisition Program went into its maintenance phase, OLUCC meets on an as-needed basis. In the past fiscal year, the committee was given no reason to call a formal meeting.

Mission Statement

The mission of the Oceana Land Use Conformity Committee is to make recommendations to City Council and the Virginia Beach Development Authority (VBDA) on matters relating to reducing the amount of pre-existing nonconforming development, under Section 1804 of the City Zoning Ordinance, in APZ-1/Clear Zone Use and Acquisition Plan, the Comprehensive Plan, the Final Hampton Roads Joint Land Use Study (JLUS), and with good zoning practices that do not adversely affect established residential neighborhoods.

Accomplishment of Goals and Objectives

The goal of OLUCC is to make recommendations to City Council, Planning Commission, and Virginia Beach Development Authority regarding:

- Agreements and transactions that further the purposes for which the Committee was created.
- Zoning and other land use ordinances, including the advisability of adopting new or amended ordinances.
- Discretionary zoning applications, such as rezoning and conditional use permits.
- Ordinances imposing fees or taxes, including the advisability of adopting new or amended ordinances; and
- Staffing and resources necessary, or appropriate, to assist the committee in the exercise of its duties.

Over the past fiscal year, its appointed volunteers and its liaisons have not been presented with a reason to hold a formal meeting.

Membership and Attendance

- *The membership list is attached.*
- *The Committee did not meet during the fiscal year, this committee is an advisory committee and meets only as needed.*

Financial Report (if applicable)

This committee is solely an advisory committee and therefore does not require a budget.

Goals and Objectives for the Coming Year

In alignment with OLUCC's mission and goals, this committee intends to meet as needed to continue making recommendations to City Council, Planning Commission, and

Virginia Beach Development Authority regarding agreements and transactions that further the purposes for which the Committee was created; zoning and other land use ordinances, including the advisability of adopting new or amended ordinances; discretionary zoning applications, such as rezoning and conditional use permits; ordinances imposing fees or taxes, including the advisability of adopting new or amended ordinances; and staffing and resources necessary, or appropriate, to assist the Committee in the exercise of its duties.

Recommendations to City Council

The Oceana Land Use Conformity Committee respectfully requests the continued support of the Virginia Beach City Council through City Council direction and with the assistance of the City's Development Authority in accomplishing the rollback of nonconforming property uses to conforming property uses. The City of Virginia Beach remains committed to keeping NAS Oceana as a viable master jet base and preserving the quality of life for all residents in the city.

Closing

Should you have any questions or desire a formal City Council briefing from our committee, please reach out to Mayor Robert M. Dyer, OLLUC Chair at bdyer@vbgov.com.

**City of Virginia Beach
Oceana Land Use Conformity Committee
2023-2024 Members list**

No meetings held 2023-2024 annual year

Name	Term Expires on:
Adams, Taylor	-
Brown, William	8/31/2024
Cutchin, J. Scott	8/31/2027
Djunaedi, Steven	-
Duhaney, Patrick A.	-
Dyer, Robert	-
Ferrara, Joe	8/31/2027
Murphy, Lisa	-
Remick, Robert "Worth"	8/31/2026
Rigney, Charles	-
Roush, John R.	1/31/2027
Stiles, Mark	-
Wilson, Rosemary	-
Parker, Elisabeth	Staff Liaison
Dotson, Kayla	Staff Liaison