



## NEWPORT NEWS CITY PLANNING COMMISSION

2400 WASHINGTON AVENUE  
NEWPORT NEWS, VIRGINIA 23607

MARK W. MULVANEY  
Chairman

(757) 926-8761

SHEILA W. McALLISTER  
Executive Secretary

DANIEL L. SIMMONS, JR.  
Vice-Chairman

### - A G E N D A -

## NEWPORT NEWS CITY PLANNING COMMISSION

FEBRUARY 7, 2018

2:00 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. INVOCATION
- C. MINUTES OF JANUARY 17, 2018
- D. PUBLIC HEARING

### CHANGE OF ZONING, CONDITIONAL USE PERMITS & SPECIAL EXCEPTION

**CZ-2017-0003, Fyllon Properties, LLC., William Smith Trustee and Smith Family Limited Partnership.** Request a change of zoning from R4 Single-Family Dwelling and C2 General Commercial to C2 General Commercial with proffers on a 3.616 acre property that includes 410, 412, 416 Harpersville Road, 11124 Jefferson Avenue and a portion of 11122 Jefferson Avenue. The *Framework for the Future 2030* comprehensive plan recommends neighborhood commercial uses for the site. The Parcels Nos. are 240.00-07-03, 04, 05, 240.00-07-24 and 23, respectively. **(Contact Planner: Saul Gleiser at 926-8076)(The applicant requests a deferral to March 7, 2018.)**

**CU-2017-0020, Fyllon Properties, LLC. and William Smith Trustee.** Request a conditional use permit to allow for the operation of a carwash at 416 Harpersville Road and a portion of 412 Harpersville Road. The properties are currently zoned R4 Single-Family Dwelling. The net parcel size will be 1.766 acres. The parcel identification numbers are 240.00.07.05 and 240.00.07.04, respectively. *(A pending rezoning to C2 General Commercial accompanies this request.)* **(Contact Planner: Saul Gleiser at 926-8076)(The applicant requests a deferral to March 7, 2018.)**

**CU-2017-0021, Fyllon Properties, LLC. and William Smith Trustee.** Request a conditional use permit to operate an automobile gasoline supply station in conjunction with a convenience store (Wawa) on parcels located at 11124 Jefferson Avenue, 410 Harpersville Road and a portion of 412 Harpersville Road totaling 2.336 acres. The parcels are zoned C2 General Commercial and R4 Single-Family Dwelling, respectively. The Parcel Nos. are 240.00-07-24, 240.00-07-03 and 240.00-07-04. *(A pending rezoning for 410 and 412 Harpersville Road to C2 General Commercial accompanies this request.)* **(Contact Planner: Saul Gleiser at 926-8076)(The applicant requests a deferral to March 7, 2018.)**

**SE-2017-0009, Fyllon Properties, LLC. and William Smith Trustee.** Request a special exception for an increase in the maximum required number of parking spaces permitted from 31 to 66 for the operation of a gasoline supply station in conjunction with a convenience store on a 2.336 acre parcel located at 11124 Jefferson Avenue, 410 Harpersville Road and a portion of 412 Harpersville Road, zoned C2 General Commercial and R4 Single-Family Dwelling, respectively. *(A pending rezoning and conditional use permit for 410 and 412 Harpersville Road accompanies this request.)* **(Contact Planner: Saul Gleiser at 926-8076)(The applicant requests a deferral to March 7, 2018.)**

#### **CHANGE OF ZONING**

**Z-2017-0001, Newport News Redevelopment and Housing Authority.** Requests a change of zoning from R4 Single-Family Dwelling to R7 Medium Density Multiple-Family Dwelling on 0.468 of an acre composed of 6 parcels located at 908, 910, 912 and 914 Ivy Avenue and a portion of 811 Taylor Avenue (formerly 9th Street.) The *Framework for the Future 2030* comprehensive plan recommends medium density residential uses for the site. The Parcel Nos. are 317.00-06-38, 37, 36, 35, 34 and 51. **(Contact Planner: Saul Gleiser at 926-8076)(To be heard by City Council on February 27, 2018)**

#### **CONDITIONAL USE PERMIT**

**CU-2017-0022, Chestnut Avenue United Methodist Church.** Requests a conditional use permit to allow for the installation of an electronic display sign in conjunction with a community facility in a residential or park district on property located at 1024 Harpersville Road. The area is 5.11 acres and zoned R4 Single-Family Dwelling. The Parcel No. is 175.00.04.01. **(Contact Planner: David Watson at 926-3833)(To be heard by City Council on February 27, 2018)**

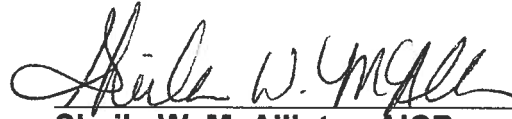
**E. EXECUTIVE SECRETARY REPORT**

**F. COMMITTEE REPORTS**

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**I. ADJOURN MEETING**

A handwritten signature in black ink, appearing to read "Sheila W. McAllister", written over a horizontal line.

**Sheila W. McAllister, AICP  
Executive Secretary**