

MINUTES OF THE PLANNING COMMISSION MEETING
Wednesday, February 7, 2018
City Council Chambers
2400 Washington Avenue
Newport News, Virginia

PRESENT: Mark W. Mulvaney, Chairman; Daniel L. Simmons, Jr., Vice-Chairman; Willard G. Maxwell, Jr.; Sharyn L. Fox; Michael F. Carpenter; Katie Stodghill; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila McAllister, Director of Planning; Claudia Cotton, Manager of Current Planning; Flora Chioros, Planning Coordinator; Saul Gleiser, Senior Planner; David Watson, Planner; Jonathan Herman, Landscape Planner; Lynn Spratley, Deputy City Attorney; Sherry Graham, Inspector III)

ABSENT: Zachary E. Wittkamp

CALL TO ORDER

Ms. Stodghill read the Planning Commission's purpose as stated in Section 15.2-2210 of the Code of Virginia. She made a motion to adopt the agenda before the Planning Commission. Ms. Fox seconded the motion. The City Planning Commission voted to adopt the agenda by acclamation.

INVOCATION

Dr. Maxwell presented the invocation.

MINUTES

The minutes of the January 17, 2018 public hearing were approved as presented.

PUBLIC HEARING

CONDITIONAL USE PERMIT

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.

Mr. Mulvaney stated the applicant has requested a deferral to the March 7, 2018 public hearing.

Ms. Fox made a motion to defer change of zoning CZ-2017-0003 to the March 7, 2018 public hearing. The motion was seconded by Mr. Simmons.

The Planning Commission voted in acclamation (8:0) to recommend deferral of change of zoning CZ-2017-0003 to the March 7, 2018 public hearing.

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.)*

Mr. Mulvaney stated the applicant has requested a deferral to the March 7, 2018 public hearing.

Ms. Fox made a motion to defer conditional use permit CU-2017-0020 to the March 7, 2018 public hearing. The motion was seconded by Mr. Simmons.

The Planning Commission voted in acclamation (8:0) to recommend deferral of conditional use permit CU-2017-0020 to the March 7, 2018 public hearing.

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.)*

Mr. Mulvaney stated the applicant has requested a deferral to the March 7, 2018 public hearing.

Ms. Fox made a motion to defer conditional use permit CU-2017-0021 to the March 7, 2018 public hearing. The motion was seconded by Mr. Simmons.

The Planning Commission voted in acclamation (8:0) to recommend deferral of conditional use permit CU-2017-0021 to the March 7, 2018 public hearing.

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.)*

Mr. Mulvaney stated the applicant has requested a deferral to the March 7, 2018 public hearing.

Ms. Fox made a motion to defer special exception SE-2017-0009 to the March 7, 2018 public hearing. The motion was seconded by Mr. Simmons.

The Planning Commission voted in acclamation (8:0) to recommend deferral of special exception SE-2017-0009 to the March 7, 2018 public hearing.

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.

Saul Gleiser, Senior Planner, presented the staff report (copy attached to record minutes).

Mr. Carpenter stated it is not proffered that this building is going to be built. He asked what else can be built there if this building is not built. Mr. Gleiser stated you can build anything that is allowed in the R7 Medium Density Multiple-Family Dwelling. Mr. Carpenter stated the applicant is sensitive to the single-family nature of the neighborhood. Mr. Gleiser stated yes. He stated if you look at the architecture of the existing complex, the scale of those buildings is in keeping with the single-family character of the area.

Mr. Mulvaney opened the public hearing.

Mr. Raymond Suttle, Jr., 701 Town Center Drive, Suite 800, Attorney for the applicant, thanked Planning staff for their help in this process. He stated this application is part of the major renovation of Lassiter Courts apartments, both the interior and exterior. Mr. Suttle stated this proposed community center is going to be part of that apartment project. He stated, although the community center was not proffered, the building would be built. Mr. Suttle stated elevations have been submitted to show what is going to be built as part of the application. He introduced Karen Wilds, Executive Director of the Newport News Redevelopment and Housing Authority (NNRHA).

Ms. Karen Wilds, 227 27th Street, applicant, stated this project is larger than just this rezoning application. She stated we are undertaking a multi-million dollar renovation of the 100 units of Lassiter Courts apartments. Ms. Wilds stated the existing community facility that is on the interior site was built in the 1940s. She stated the building does not serve the property well because it also houses the Boys and Girls Club, the management office, as well as the maintenance facility. Ms. Wilds stated we will retain that older building for a maintenance facility and warehouse. She stated this rezoning will allow us to build an office that will be more accessible to people who live on both sides of Ivy Avenue so that they can go to the office, pay their rent, or address any concerns with the management staff. Ms. Wilds stated this building will also provide a more central location for the Boys and Girls Club facility that is housed at that site.

Ms. Willis asked if the Boys and Girls Club will be using the location on Ivy Avenue. Ms. Wilds stated yes. She stated the way the building is designed, one side is for management staff, and the other side is a community room that the Boys and Girls Club will use in the afternoon after school. Ms. Wilds stated the community room will also be available for the residents to use for community meetings.

Ms. Willis asked if there will be enough parking spaces to accommodate the use. Ms. Wilds stated this is adjacent to our properties and only serves our residents. She stated it is not open to the general public, just the children who live in public housing who are all within walking distance. Ms. Wilds stated there is plenty of parking for the apartments for the people who live at the complex.

Mr. Carpenter asked if this project is fully funded and ready to go. Ms. Wilds stated we are working on the financing now. She stated we received low income housing tax credits to do the renovation of the property and also to build a new facility, and now we are pulling together the other financing. Ms. Wilds stated we are anticipating closing at the end of May.

Mr. Mulvaney ask if the Boys and Girls Club is only available to the residents of Lassiter Courts apartments and not open to the public. Ms. Wilds stated only at that location. She stated there is another public Boys and Girls Club facility on Hampton Avenue that is within a mile of this particular site that is open to everyone in the community. Ms. Wilds stated it is a very small facility designed to serve young people at Lassiter Courts apartments.

Mr. Simmons thanked the NNRHA. He stated this is a great initiative and the NNRHA does a wonderful job revitalizing our community.

Mr. Mulvaney closed the public hearing.

Mr. Groce made a motion to recommend approval of change of zoning Z-2017-0001 to City Council. The motion was seconded by Mr. Carpenter.

Vote on Roll Call

For: Maxwell, Fox, Carpenter, Simmons, Stodghill, Willis, Groce, Mulvaney

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to recommend approval of change of zoning Z-2017-0001 to City Council.

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.

David Watson, Planner, presented the staff report (copy attached to record minutes).

Ms. Fox asked if this application is similar to the other churches we have permitted in residential neighborhoods. Mr. Watson stated yes.

Mr. Mulvaney stated that, because of the proximity to Harpersville Road, his concern is the sign having 10,000 foot candles into sunset and the five second refresh rate. He stated it seems to him that some of the other signs had been setback more from the street, but this one is closer. Mr. Mulvaney stated he is concerned about that distraction for that period of time around dusk or cloudy days. Mr. Watson stated the Department of Engineering has reviewed the application and part of the conditions is that the brightness level has an automatic monitor so if clouds come in, the brightness comes down and it does not stay at 10,000 foot candles. He stated the minimum five second refresh mitigates flashing. Mr. Watson stated the driving factor for this application is the traffic on Harpersville Road. He stated the applicants do not like to manually change the sign in the event a distracted driver takes the adjacent curve too fast. Mr. Watson stated it is much safer to change the sign indoors.

Ms. Stodghill asked if the existing sign is lit. Mr. Watson stated yes, but it is an older sign where the letters need to be replaced manually.

Mr. Mulvaney opened the public hearing.

Mr. Wayne Ewing, 205 Blair Drive, Yorktown, applicant, stated he is available for questions.

Mr. Mulvaney asked if Mr. Ewing would like to address some of the Planning Commission's concerns. Mr. Ewing stated the sign will be perpendicular to Harpersville Road and the light would not be shining out into someone's face. He stated that will

help mitigate some of the brightness, as the light will be shining into the church courtyard and not straight out.

Mr. Mulvaney closed the public hearing.

Mr. Simmons made a motion to recommend approval of conditional use permit CU-2017-0022 to City Council with conditions. The motion was seconded by Mr. Groce.

Vote on Roll Call

For: Fox, Carpenter, Simmons, Stodghill, Willis, Groce, Maxwell, Mulvaney

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to recommend approval of conditional use permit CU-2017-0022 to City Council with conditions.

EXECUTIVE SECRETARY REPORT

Ms. McAllister stated as a reminder, we have a work session on February 21, 2018 to review the draft comprehensive plan at 2:00 P.M. in the 10th floor City Council conference room.

Ms. McAllister stated the March 7, 2018 public hearing will include the four cases that were deferred today, as well as a conditional use permit for a building supplies wholesale and distribution facility at 810 Bluecrab Road and three text amendments concerning Chesapeake Bay Preservation Area information required on plans and plats.

Ms. McAllister stated we are currently interviewing consultants for a Denbigh-Warwick Area Plan to establish a comprehensive long range planning and development vision. She stated that, once adopted, the Denbigh-Warwick Area Plan will serve as an amendment to the comprehensive plan.

Mr. Simmons asked if the consultants will include the City Farm area. Ms. McAllister stated no, City Farm is not included in this plan. Mr. Carpenter asked what area is included. Ms. McAllister stated the boundary starts at Menchville Road but it does not include City Farm. She stated it goes up to Oakland Industrial Park and the railroad track. Ms. Fox asked if it stops at the intersection of Boxley Boulevard and Menchville Road. Ms. McAllister stated it will take in some of the residential area to the water. Ms. Fox asked if it would include Old Menchville Lane. Ms. McAllister stated it is not going to go down that far. Mr. Simmons asked if it will include Peach Orchard. Ms. McAllister stated it should take you into Peach Orchard. Ms. Fox asked if that would be toward Lucas Creek Road. Mr. Simmons asked if it would also include Denbigh Plantation. Ms. McAllister stated it may include Denbigh Plantation West, but maybe not the entirety of Denbigh Plantation. Ms. Willis asked if it will go over to Jefferson Avenue. She asked if part of what the plan would be doing is defining Denbigh. Ms. McAllister

stated as defined for the area plan. She stated we are looking at boundaries where we already had a plan or where we have proposed a plan and we were extending the boundaries to those areas. She stated there is a plan at Richneck so that area was not included. Ms. McAllister stated there is a plan at Lee Hall, so that was not included. She stated the plan is trying to catch everything in between. Mr. Mulvaney stated he thinks it is exciting for that area. He stated it is a critical and important part of the city of Newport News. He thinks it is exciting that we are going to focus on that and see what the long range plans are. Mr. Carpenter asked if it will have additional focus on the Warwick Boulevard/Oriana Road area. Ms. McAllister stated yes. She stated the focus is Warwick Boulevard, but it also takes in areas that abut Warwick Boulevard. She stated it is not just a corridor plan. Ms. McAllister stated it incorporates the mobile home park near the railroad track along Denbigh Boulevard. She stated it is incorporating the residential areas and how those residential areas impact and support that commercial area, and how to connect them all.

Mr. Mulvaney stated this is exciting for Commissioner Willis who has chaired the Denbigh-Warwick Business Association for quite a long time and has been pushing for something like this. He stated it is great to see it happening.

NEW BUSINESS

Mr. Mulvaney stated he noted on the long range calendar that we have meetings scheduled for July 4, 2018 and January 2, 2019. He stated July 4, 2018 is on a federal holiday and the Planning Commission does not typically meet on January 2. Mr. Mulvaney stated he would like the Planning Commission to consider removing those dates from the calendar.

Ms. Fox made a motion to cancel the July 4, 2018 and January 2, 2019 meetings. The motion was seconded by Mr. Carpenter.

Vote on Roll Call

For: Carpenter, Simmons, Stodghill, Willis, Groce, Maxwell, Fox, Mulvaney

Against: None

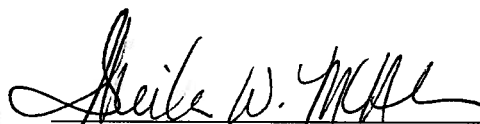
Abstention: None

The Planning Commission voted unanimously (8:0) to cancel the July 4, 2018 and January 2, 2019 meetings.

There being no further business, the meeting adjourned at 2:32 P.M.



Recording Secretary



Executive Secretary