

MINUTES OF THE PLANNING COMMISSION MEETING

Wednesday, April 3, 2019

**City Council Chambers
2400 Washington Avenue
Newport News, Virginia**

PRESENT: Daniel L. Simmons, Jr., Chairman; Katie Stodghill, Vice-Chairwoman; Willard G. Maxwell, Jr.; Sharyn L. Fox; Mark W. Mulvaney; Michael F. Carpenter; Zachary E. Wittkamp; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila W. McAllister, Director of Planning; Flora Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Johnnie Davis, Planner; Elizabeth McRae, Landscape Planner; Lynn Spratley, Deputy City Attorney; Nyoka Hall, Zoning Administrator; Matt Johnson, Economic Development Manager)

ABSENT: None

CALL TO ORDER

Mr. Mulvaney read the Planning Commission's purpose as stated in Section 15.2-2210 of the Code of Virginia. He 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

Mr. Groce presented the invocation.

MINUTES

The minutes of the March 20, 2019 public hearing were approved as presented.

PUBLIC HEARING

TECH CENTER MASTER PLAN

O3-2018-0001, W.M. Jordan Development, LLC; Commonwealth of Virginia; College of William and Mary; Newport News Economic Development Authority; City of Newport News; and Southeastern Universities Research Association

Proposed master plan for Tech Center. An approximately 82.56 acre area that includes 9 properties at 12050 Jefferson Avenue, 628 Hofstader Road, 630 Hofstader Road, 690 Oyster Point Road, 700 Oyster Point Road, 730 Oyster Point Road, 12098 Jefferson Avenue, 12005 Canon Boulevard and 11951 Canon Boulevard. The parcel numbers are: 162.00.02.01, 162.00.02.12, 162.00.02.13, 162.00.01.03, 162.00.02.06, 162.00.02.05, 162.00.01.01, 163.00.02.01 and 173.00.02.01.

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Mr. Simmons stated the Tech Center Master Plan has been deferred to June 5, 2019. He read a letter requesting a deferral from Ms. Lindsay A. Carney (copy attached to record minutes).

CONDITIONAL USE PERMIT

CU-2019-0003, Taylor Made Holdings NN LLC Requests a conditional use permit to operate a private school with less than 200 students for children with autism on property located at 803 Diligence Drive. The parcel contains 3.23 acres and zoned C4 Oyster Point Business. The *One City, One Future 2040* comprehensive plan land use map recommends regional commercial uses. The Parcel No. is 196.00.01.23.

Mr. Simmons stated the applicant has requested a deferral. Mr. Gleiser stated the Planning Commission needs to vote for a deferral because the application was advertised.

Ms. Fox made a motion to defer conditional use permit CU-2019-0003 to the May 1, 2019 public hearing. The motion was seconded by Mr. Carpenter.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to defer conditional use permit CU-2019-0003 to the May 1, 2019 public hearing.

ZONING TEXT AMENDMENT

ZT-2019-0001, City of Newport News Requests an amendment to the Zoning Ordinance to add the definition of food truck vendor in Section 45-201.

Flora Chioros, Assistant Director – Current Planning, presented the staff report (copy attached to record minutes).

Mr. Simmons opened and closed the public hearing.

Mr. Simmons thanked Mr. Carpenter and the Regulations Committee for vetting the amendment.

Ms. Fox made a motion to recommend adoption of zoning text amendment ZT-2019-0001 to City Council. The motion was seconded by Ms. Willis.

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Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to recommend adoption of zoning text amendment ZT-2019-0001 to City Council.

ZT-2019-0002, City of Newport News Requests an amendment to the Zoning Ordinance to add food truck vendor to the use matrix, Section 45-402.

Flora Chioros, Assistant Director – Current Planning, presented the staff report (copy attached to record minutes).

Mr. Simmons opened and closed the public hearing.

Mr. Carpenter asked when food trucks will be added to the Summary of Uses Matrix. Ms. Chioros stated they will be added after City Council adopts the amendment.

Mr. Mulvaney made a motion to recommend adoption of zoning text amendment ZT-2019-0002 to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (9:0) to recommend adoption of zoning text amendment ZT-2019-0002 to City Council.

ZT-2019-0003, City of Newport News Requests an amendment to the Zoning Ordinance to add general regulations for food truck vendors on private property, Section 45-537.

Flora Chioros, Assistant Director – Current Planning, presented the staff report (copy attached to record minutes).

Mr. Simmons opened and closed the public hearing.

Mr. Mulvaney thanked Planning staff for their work on the amendment. Mr. Simmons agreed. Ms. Fox stated she has talked to a number of people who have been involved with food truck operators and they have been very complimentary about the efforts the city has made and the new regulations presented today.

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Ms. Fox made a motion to recommend adoption of zoning text amendment ZT-2019-0003 to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (9:0) to recommend adoption of zoning text amendment ZT-2019-0003 to City Council.

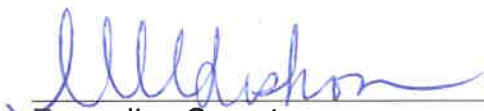
EXECUTIVE SECRETARY REPORT

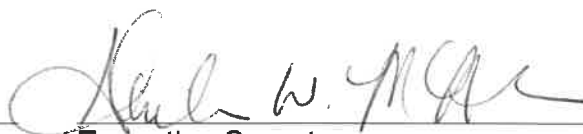
Ms. McAllister stated the Planning Commission will have a work session on April 17, 2019 to discuss the communication tower and child care cases that were deferred to May 1, 2019, as well as the case deferred today.

Ms. McAllister stated on April 9, 2019 there will be a City Council work session presentation of the draft Denbigh Warwick Area Plan.

Ms. Fox asked if the Planning Commission would like to have another work session on the Tech Center Master Plan. Ms. McAllister stated she would recommend that the Planning Commission wait to see what is presented on June 5, 2019. Mr. Mulvaney stated he is not sure what would be achieved at a work session that could not be part of the discussion at a public hearing. Mr. Simmons agreed. He stated the applicant will likely address the Planning Commission's concerns.

There being no further business, the meeting adjourned at 3:26 P.M.


Recording Secretary


Executive Secretary

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¹ Admitted in VA, DC and LA

² Admitted in VA, DC, PA and NY

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March 25, 2019

VIA EMAIL ONLY <mcallistersw@nnva.gov>

City of Newport News Planning Department
Attn: Sheila McAllister, Assistant Director of Planning
2400 Washington Avenue
2nd Floor, City Hall
Newport News, Virginia 23607

Re: Tech Center Master Plan O3-2018-0001

Dear Ms. McAllister:

I respectfully request that you defer the above matter for consideration by the Planning Commission until June 5, 2019 in order for my client and I to further address questions that have been raised regarding the proposed Master Plan.

If you have any questions, I can be reached at (757) 223-4535.

Very truly yours,

PATTEN, WORNOM, HATTEN & DIAMONSTEIN, L.C.


Lindsey A. Carney, Esq.

cc: W. M. Jordan Development, LLC
Flora Chioros, City of Newport News Planning Department
Saul Gleiser, City of Newport News Planning Department