

Minutes

City Planning Commission Meeting

City Council Chambers, 2400 Washington Ave

Wednesday, December 2, 2020, 2:00 PM

City of
NEWPORT NEWS
Virginia



MEMBERS PRESENT: Katie Stodghill, Chairwoman; Sharyn L. Fox, Vice-Chairwoman; Michael F. Carpenter; N. Steve Groce; Willard G. Maxwell, Jr.; Daniel L. Simmons, Jr.; and, Zachary Wittkamp

MEMBERS ABSENT: Mark W. Mulvaney and Michael Taylor

OTHERS PRESENT: Sheila W. McAllister, Planning Director; Flora D. Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Toluwalase Ibikunle, Senior Planner; Carolyn Poissant, Planner II; Lynn Spratley, Deputy City Attorney; and, Nyoka Hall, Zoning Administrator

A. Call to Order

Ms. Stodghill called the meeting to order at 2:00 P.M.

B. Planning Commission Creed and Approval of the Agenda

Mr. Wittkamp 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. Mr. Carpenter seconded the motion. The City Planning Commission voted to adopt the agenda by acclamation.

C. Invocation

A moment of silence was observed for Johnnie Davis, Planner.

The invocation was rendered by Mr. Simmons.

D. Pledge of Allegiance

Mr. Wittkamp led the Planning Commission in the Pledge of Allegiance.

E. Minutes

The minutes of the November 4, 2020 public hearing were approved as presented.

F. Public Hearing

CONDITIONAL USE PERMITS

CU-2020-0017, PATRICK HENRY VENTURES, LLC Requests a conditional use permit to allow for the operation of a banquet/function hall located at 12373 Hornsby Lane, Suite

A on a 1.24 acre parcel zoned R9 Mixed Use. The *One City, One Future 2040 Comprehensive Plan* recommends Mixed Use for the property. The Parcel No. is 140.00.03.07.

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

Ms. Fox asked if the facility would be open to the public for lease. Mr. Gleiser stated yes it can be rented by the public.

Mr. Simmons asked how many people the hotel banquet facility can hold. Mr. Gleiser stated the hotel can host an event for up to 55 people. Mr. Simmons asked what is the maximum occupancy for the proposed banquet hall. Mr. Gleiser stated the maximum occupancy will be 130 people.

Mr. Carpenter stated there is a paved parking lot between the hotel and the proposed banquet hall. He asked why that parking lot presently exists. Ms. Chioros stated that parking lot was put in temporarily for the hotels and eventually it will be a pad site for a building.

Ms. Stodghill opened the public hearing.

Ms. Lindsey Carney, Attorney for the Applicant, 12350 Jefferson Avenue, thanked Planning staff for their assistance. She gave a brief history of the application (copy attached to record minutes).

Ms. Stodghill asked if there will be any outdoor seating or dining for the proposed banquet hall. Ms. Carney stated we are committed to keeping everything inside the facility to minimize noise, so there has not been a plan for outdoor areas.

Ms. Stodghill closed the public hearing.

Mr. Groce made a motion to recommend approval of conditional use permit CU-2020-0017 to City Council, with conditions. The motion was seconded by Mr. Simmons.

Vote on Roll Call:

For: Maxwell, Simmons, Wittkamp, Carpenter, Fox, Groce, Stodghill
Against: None
Abstention: None

The City Planning Commission voted unanimously (7:0) to recommend approval of conditional use permit CU-2020-0017 to City Council with conditions.

CU-2020-0018, NATIONAL RETAIL PROPERTIES, LP Requests a conditional use permit to allow for the operation of large motor vehicle sales, repair and/or service facility on properties located at 11963, 11951 & 11947 Jefferson Avenue and 578 Muller Lane (Camping World). The combined parcel area is 7.309 acres zoned C2 General Commercial. The *One City, One Future 2040 Comprehensive Plan* recommends Neighborhood Commercial uses for the properties. The Parcel Nos. are 183.00.01.08, 183.00.01.20, 183.00.01.24 and 183.00.01.07.

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

Ms. Fox stated the land use map designates the parcel for Neighborhood Commercial uses, which is surprising because Jefferson Avenue is one of the most intensely commercial areas we have. She stated that is confusing. Ms. McAllister stated it was originally designated as Neighborhood Commercial when it was proposed for a shopping center. She stated since that time, the property that was Dixie RV expanded to what used to be C1 and rezoned it to C2 and the comprehensive plan just did not change. Ms. McAllister stated the property continued to carry the Neighborhood Commercial identification. She stated that is something we will have to amend when we amend the comprehensive plan next time.

Mr. Carpenter stated the property is an RV dealership. He stated the wording in the conditional use permit states that it will allow for large motor vehicle sales. Mr. Carpenter asked what is the definition of a large motor vehicle. Mr. Gleiser stated the definition of a large vehicle is a vehicle that is over 10,000 lbs. He stated the reason the conditional use permit is not for RV sales is because the summary of uses matrix we use does not list it as a use in the matrix. Mr. Gleiser stated the matrix lists large motor vehicle sales, repair and/or service as a use that requires a conditional use permit. Ms. Chioros stated campers and trailers are under the 10,000 lb. weight, but when you get into motor coach RVs, they are over 10,000 lbs. She stated those RVs are considered large vehicles; therefore, that is the classification we have to use because they sell many of those types of RVs. Mr. Carpenter asked if it would make more sense to have a classification that is RV sales. Ms. McAllister stated that is part of the conditional use permit. She stated the Planning Commission can condition that it be limited to RV sales. Ms. Stodghill stated large motor vehicles can include semi-trucks and busses. Mr. Carpenter stated he would be more comfortable if the conditional use permit said "recreational vehicle sales". Ms. McAllister stated right now large vehicle motor sales is already on the site because the previous conditional use permit allowed that size

vehicle on that site. She stated if you limit it to just recreational vehicles and if they decide to sell the property or use it for something else they would only be allowed to use the site for recreational vehicles.

Ms. Stodghill opened the public hearing.

Mr. David Dallman, Engineer for the Applicant, 4523 Main Street, Virginia Beach, thanked Planning staff for their assistance. He gave a brief history of the project.

Mr. Carpenter stated he has no problem with the application; however, he is concerned about what would happen if Camping World sold the site and another large vehicle sales and/or service vendor used the property to sell semi-trucks or busses. Ms. McAllister stated most of the uses that would be smaller than RV sales would require a conditional use permit if they are automotive related. She stated the Planning Commission could condition the application to just RV sales. Ms. Spratley stated that is fine as long as there is a definition for recreation vehicles in the ordinance. Ms. Chioros read the definition for recreational vehicles: *A vehicle, whether or not self-propelled, used for transporting people or property in connection with recreation and designed for temporary occupancy as opposed to a manufactured home as herein defined. Such vehicles include, but are not limited to, travel trailers, utility trailers, pickup campers or coaches, motor homes, tent trailers, boats and boat trailers, amphibious houseboats, or similar recreational vehicles.*

Mr. Groce asked what difference would it make working on semi-trucks versus RVs. Mr. Carpenter stated those are different types of products. Ms. Stodghill stated the property backs up to apartments directly behind the maintenance building and she would be concerned for the neighborhood.

Ms. Stodghill closed the public hearing.

Mr. Carpenter made a motion to recommend approval of conditional use permit CU-2020-0018 to City Council, amending that the property be limited to recreational vehicle (RV) sales and the service thereof. The motion was seconded by Mr. Groce.

Vote on Roll Call:

For: Simmons, Wittkamp, Carpenter, Fox, Groce, Maxwell, Stodghill
Against: None
Abstention: None

The City Planning Commission voted unanimously (7:0) to recommend approval of conditional use permit CU-2020-0018 to City Council with amended conditions.

G. Presentation

Census 2020 Update, presented by Toluwalase Ibikunle

Toluwalase Ibikunle, Senior Planner, presented the Census 2020 Update (copy attached to record minutes).

Ms. Stodghill asked if the Census information will be released to the public. Ms. Ibikunle stated the information is released to the President first, and then at the end of March to each state so they can continue with redrawing the legislative boundaries as necessary. She stated the public will see it, but only after those processes are complete.

Mr. Carpenter asked if the Census could affect the number of congressmen each state has. Ms. Ibikunle stated yes. She stated it remains to be seen what that will look like since these are just self-response rates and do not include field operation numbers. Ms. Ibikunle stated that until those numbers are provided, we will not know the true impact.

Mr. Carpenter asked where does the mandate come from to perform a Census count every ten years. Ms. Ibikunle stated it is in the United States Constitution.

Ms. Stodghill thanked Ms. Ibikunle for her presentation.

H. Executive Secretary Report

Ms. McAllister stated on November 17, 2020, the Board of Zoning Appeals approved a special exception for a single-family dwelling on a lot with 37.5 feet of frontage at 1118 44th Street.

Ms. McAllister stated on November 24, 2020, City Council approved the 7-Eleven at 10907 and 10911 Warwick Boulevard. She stated the two conditional use permits for solar panels at Saunders elementary and Hines middle schools were continued to the January 12, 2021 City Council meeting.

Ms. McAllister stated on January 6, 2021, Planning Commission will hear a change of zoning request. She stated we did a couple of comprehensive plan amendments for the property on Harbor Lane and we have an industrial user that will be going to that site at 1511 Harbor Lane. Ms. McAllister stated the request is to rezone it from R8 High Density Multiple-Family Residential to M2 Heavy Industrial. She stated the deferred conditional use permit at 12465 Warwick Boulevard and 3 Minton Drive (Gildersleeve

middle school and the School Administration building) will also be coming before Planning Commission for solar panels. Ms. McAllister stated the deferred conditional use permit request for an electronic display sign at 414 Hiden Boulevard (Hiddenwood Presbyterian church) will also be heard on January 6, 2021.

Ms. McAllister stated we have four Planning Commissioners that will not be returning in 2021, but will serve until we get new members seated. She stated they are Commissioners Mulvaney, Wittkamp, Carpenter and Groce. Ms. McAllister thanked them for their service on the Planning Commission.

Ms. McAllister wished everyone a happy holiday.

Ms. Fox asked if Planning staff has been approached by the applicants for the cell tower at Mariners' Museum. Ms. McAllister stated no, they have not come back.

I. Adjourn

There being no further business, the meeting adjourned at 3:17 P.M.



Recording Secretary



Executive Secretary