

MINUTES OF THE PLANNING COMMISSION WORK SESSION
Wednesday, February 17, 2016
10th Floor Conference Room of the City Hall Building
Newport News, Virginia

PRESENT: Michael F. Carpenter, Chairman; Mark W. Mulvaney, Vice-Chairman; Sharyn L. Fox; Robert B. Jones; Daniel L. Simmons, Jr.; Elizabeth W. Willis, N. Steve Groce (Staff: Sheila W. McAllister, Director of Planning; Claudia K. Cotton, Manager of Current Planning; Johnnie Davis, Planner; Flora Chioros, Planning Coordinator; Lynn Spratley, Deputy City Attorney; Christine Mignogna, Zoning Administrator;

ABSENT: Lorraine P. Austin; Willard G. Maxwell, Jr.

Mr. Carpenter opened the work session at 12:00 NOON.

Mr. Carpenter introduced the first item on the agenda: Electronic Delivery of CPC Agenda Packages and Going Paperless. Ms. McAllister stated going paperless is one of the City Manager's objectives. She stated we have decided to poll the Planning Commission to see if going paperless is something we can do. Ms. McAllister asked the commissioners who could go paperless and who cannot. She stated we already send our packages electronically, and will continue to do so, but if the commission is willing to look at packages electronically at Planning Commission meetings then we will not send a paper copy.

The Planning Commission discussed the pros and cons of the request. The Planning Commission agreed to receive an electronic copy of the agenda package and have a paper copy available at their desks for the public hearing.

Mr. Carpenter introduced the second item on the agenda: Meeting Time Options. Ms. Cotton stated the Planning Commission has been meeting at 4:00 P.M. for approximately a year now. She stated the implications of moving the meeting time from 2:00 P.M. to 4:00 P.M. were not just accommodating Planning staff, but also Security and the Audio/Visual Department. Ms. Cotton stated everyone has adjusted to the meeting time change, and because the Planning Commission meetings are typically not very long, it has not been much of an issue for the Audio/Visual Department. The Planning Commission discussed the change and decided to keep the meeting time at 4:00 P.M.

Mr. Carpenter introduced the third item on the agenda: Open Discussion.

Mr. Simmons asked if there was any follow-up to the design charrette for downtown that was done in 2015. Ms. McAllister stated the next step is hiring another design consultant to expand it from the Superblock and the waterfront to all of downtown Newport News. Mr. Simmons asked if there was a time table with the new consultant. Ms. McAllister stated we are in negotiations now to secure a consultant to do the work.

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She stated the consultant will take what was done from the design charrette and expand it.

Ms. Willis asked, aside from Police K9 training facilities, if there are any domestic canine training facilities. She stated she knows there are some in Newport News and asked if they are legal. Ms. McAllister stated canine training facilities are considered an ancillary use for kennels.

Ms. Fox asked if there has been discussion to have the Regulations Committee change the number of domestic animals allowed per household from four to six. She stated it is still an arbitrary number, but certainly allowing for two more animals would impact some of our citizens who have been to City Hall three times in the last 12 years who would not have had to come at all if we had six. Mr. Carpenter stated Ms. Fox's request has been received and will be discussed at the next scheduled Regulations Committee meeting. Ms. Mignogna stated she will poll the regional zoning administrators and share their input. Ms. Willis asked that when Planning staff contacts the other localities, to ask what they allow and how many grievances they have had. Ms. Mignogna stated that now, Codes Compliance receives complaints through neighbors and the Treasurer's Office when citizens are registering their pets.

Mr. Groce stated that, a couple of weeks ago, the Mayor spoke about an initiative to get the Thomas Nelson Community College (TNCC) job training facility in Newport News. He asked if anyone has discussed where that might go because they wanted to use an existing facility rather than a new building. Ms. McAllister stated she did not know. She stated the city had applied for a Choice Neighborhoods grant for a portion of the Southeast Community, specifically Ridley Place, a public housing project. Ms. McAllister stated we applied for a planning grant to get planning money to do a transformation plan. She stated the transformation plan has to focus on people, neighborhoods and housing, and what it would do is redevelop a community, not just redevelop housing. Ms. McAllister stated the transformation is supposed to be from what it is right now to it becoming a choice neighborhood where anyone and everyone would want to live. She stated in doing that, you have to bring on partners as part of the grant application and those partners have to commit financial resources to the transformation. Ms. McAllister stated that she knows that, in doing that partnership, they did not get a commitment from TNCC. Mr. Groce stated that Mayor Price had suggested TNCC should look at Newport News to build a training center. Ms. Willis stated she thought they were looking at the Print Pac facility because it has advanced manufacturing capabilities. Ms. McAllister stated the planning grant will go to a consultant to write the transformation plan. She stated the partners would be contributing financial resources to that transformation. Ms. McAllister stated that you already have partners who have made commitments and HUD wants to see that you are really serious about transforming the community. Ms. Willis asked if you do not get the grant, can you apply for it again the next year. Ms. McAllister stated yes, and the more you are already doing, the better you look. She stated the major drivers for all of the transformation is the school and the developer. Ms. McAllister stated it is always

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the developer who is a champion of redeveloping that particular project and they stay with the project all the way through. Ms. Fox asked if this transformation is similar to Broad Creek in Norfolk. Ms. McAllister stated it is somewhat the same, but it is not just for housing, it is also economic resources, and making sure the people who live there are no further away from services than the general population. Mr. Carpenter asked how many acres is Ridley Place. Ms. McAllister stated that a public housing complex needs to be a focus, but the target neighborhood expands beyond that from the waterfront to Marshall Avenue to 39th Street to the interstate. She stated that in doing that, we have the downtown consultant looking at the connections to both sides between Overtown and Jefferson Avenue and Brooks Crossing. Mr. Simmons asked if the Planning staff is looking to incorporate those areas together within the transformation zone and expanding it. Ms. McAllister stated there are natural barriers between the Southeast Community and Downtown/Overtown but you do have connections. She stated people do not notice the connections because of the interstate but there are pedestrian connections, and unless you are walking on them you just do not notice them. Ms. Willis asked if the walking paths are also bike paths. Ms. McAllister stated yes. Ms. Fox stated it would be nice to integrate a pedestrian park plaza over the interstate with walkways and bike paths that take away the impact of walking over an interstate or a railroad track.

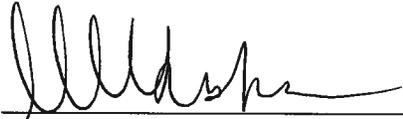
Mr. Carpenter asked if there are any major projects coming to Planning Commission. Ms. McAllister stated there is a major rezoning that is coming in April for a shopping center with a grocery store at the entrance to Kiln Creek on airport property. Mr. Mulvaney asked how the grocery store would impact traffic. Ms. McAllister stated a traffic impact analysis is part of the rezoning submittal. Mr. Mulvaney asked how you overcome the safety issues there because it is right along the runway path of the airport. Ms. McAllister stated it is placed in between the flight paths. Mr. Carpenter asked what the traffic impact analysis looks like. Ms. McAllister stated right now it looks good. She stated there will be a new road connected to Habersham Drive, but the old road will remain there. Mr. Carpenter asked if Brick Kiln Boulevard will still be able to cross the street to Walmart. Ms. McAllister stated no, but traffic will still turn left or right on to Jefferson Avenue. Mr. Mulvaney asked if the intersection to Walmart is being closed. Ms. McAllister stated no, you just cannot drive straight across Jefferson Avenue into the Walmart entrance from Brick Kiln Boulevard. Ms. Fox asked what the current zoning is for the proposed shopping center. Ms. McAllister stated that right now it is zoned industrial because it is airport property. She stated the rezoning will require a plan amendment, which is expected to be discussed in a work session at Planning Commission's second meeting in March 2016, and then the rezoning will be heard at the first meeting in April 2016.

Ms. Fox asked what is coming up at the next public hearing. Ms. Cotton stated the first March meeting will have a 7-Eleven at Nettles Drive and City Center Boulevard and a small motor vehicle repair and service facility on Jefferson Avenue across from Deer Park Elementary School.

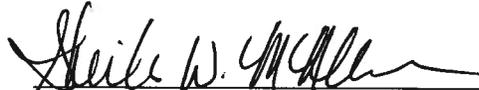
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Mr. Mulvaney asked when the next Regulations Committee meeting will be. Ms. Cotton stated in April.

There being no further discussion, the meeting adjourned at 1:31 P.M.



Recording Secretary



Executive Secretary