

MINUTES OF THE PLANNING COMMISSION MEETING
Wednesday, August 3, 2016
City Council Chambers
2400 Washington Avenue
Newport News, Virginia

PRESENT: Michael F. Carpenter, Chairman; Mark Mulvaney, Vice-Chairman; Willard G. Maxwell, Jr.; Sharyn L. Fox; Robert B. Jones; Daniel L. Simmons, Jr.; Lorraine P. Austin; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila W. McAllister, Director of Planning; Claudia Cotton, Manager of Current Planning; Britta Ayers, Manager of Comprehensive Planning; Saul Gleiser, Senior Planner; David Watson, Planner; Johnnie Davis, Planner; Garrett Morgan, Senior Planner; Sandy Hitchens, Planner; Lynn Spratley, Deputy City Attorney; Christine Mignogna, Zoning Administrator; Marc Rodgers, Senior Project Coordinator)

ABSENT: None

CALL TO ORDER

Mr. Simmons 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. Austin seconded the motion. The City Planning Commission voted to adopt the agenda by acclamation.

INVOCATION

Mr. Maxwell presented the invocation.

MINUTES

The minutes of the June 1, 2016 public hearing were approved as presented.

PUBLIC HEARING

CONDITIONAL USE PERMIT

CU-16-371, City of Newport News School Board. Requests a conditional use permit to allow for the expansion of the lease area of an existing communications tower to accommodate a second service provider. The property is located at 259 Denbigh Boulevard (Denbigh High School) and zoned P1 Park. The Parcel No. is 117.00-01-02.

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

Mr. Carpenter opened the public hearing.

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Mr. David Beniamino, 2411 E. Franklin Street, Richmond, applicant, spoke in favor of the application. He thanked Planning staff for their assistance. Mr. Beniamino stated he was available for questions.

Mr. Carpenter stated a resident asked about the particular array that is going to be used. Mr. Beniamino stated the individual would like to see the full array taken down and flush-mounted antennae installed. He stated that, unfortunately, the applicant requires a full array because of the type of antennas they are using. Mr. Beniamino stated flush mount antennas do not have the capacity or range that antennas mounted on a low profile array can generate. He stated that the flush mounted model towers usually only have one or potentially two carriers. He stated in this instance we are providing one carrier to collocate with another as well as emergency service for the city of Newport News.

Mr. Groce asked how many carriers the tower can handle. Mr. Beniamino stated it can handle up to three; however, because it is 135 feet, it is generally two with emergency services. He stated there can be a third located on there, but the radial center will be quite low because they need to be able to get over the trees. Mr. Beniamino stated technically there can be three carriers with emergency services.

Mr. Carpenter closed the public hearing.

Ms. Austin made a motion to recommend approval of conditional use permit CU-16-371 to City Council, as recommended by staff. The motion was seconded by Mr. Simmons.

Vote on Roll Call

For: Maxwell, Fox, Jones, Simmons, Mulvaney, Austin, Willis, Groce, Carpenter

Against: None

Abstention: None

The Planning Commission voted unanimously (9:0) to recommend approval of conditional use permit CU-16-371 to City Council.

ZONING TEXT AMENDMENTS

ZT-16-380, City of Newport News. Requests an amendment to the Zoning Ordinance to add a new section for rezoning, conditional use permit and special exception fee waivers for certain nonconforming uses (Section 45-2903).

Claudia Cotton, Manager of Current Planning, presented the staff report (copy attached to record minutes).

Ms. Austin asked how many businesses fall into this category. She stated it seems it would be a pretty narrow number. Ms. Cotton stated she did not know.

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There being no questions or comments, Mr. Carpenter opened and closed the public hearing.

Ms. Fox made a motion to recommend approval of zoning text amendment ZT-16-380 to City Council, as recommended by staff. The motion was seconded by Mr. Mulvaney.

Vote on Roll Call

For: Fox, Jones, Simmons, Mulvaney, Austin, Willis, Groce, Maxwell, Carpenter

Against: None

Abstention: None

The Planning Commission voted unanimously (9:0) to recommend approval of zoning text amendment ZT-16-380 to City Council.

ZT-16-381, City of Newport News. Requests an amendment to the Zoning Ordinance pertaining to a freestanding sign in the Lower Jefferson Avenue Urban Corridor Overlay District (Section 45-3161.1).

Claudia Cotton, Manager of Current Planning, presented the staff report (copy attached to record minutes).

Ms. Willis stated in the plans that we see, there are five other buildings that are not on Jefferson Avenue. She stated the way this is written, they would not be allowed a sign on Jefferson Avenue. Ms. Cotton stated that is correct, but they would be able to have building signage. Ms. Willis asked if they would be able to rent a space on the sign for the shopping center. Ms. Cotton stated she does not believe the ordinance would allow that. She stated it does not contemplate that there would be space available for lease on the sign. Ms. Cotton stated it is essentially a sign for any buildings 50,000 square feet or larger in gross leasable area.

Ms. Austin asked what is the purpose of denying signage for these other buildings that are part of that structure, and clearly much smaller in square feet than what was just described. She stated they would be blocked by the buildings that are right at the street. Ms. Cotton stated any of the businesses in that building will be allowed to be on the sign because it is for the shopping center, and the 50,000 square feet or more refers to the entire shopping center.

Mr. Carpenter stated he thinks part of the explanation is that when they did the original overlay, this property and all of the properties underneath it being redeveloped, or will be redeveloped, or envisioned to be redeveloped in an urban style where the buildings are up closer to the street. He stated in the rendering, it shows a suburban development with a suburban shopping center with substantial parking in front and the buildings pushed back. Mr. Carpenter stated as recently envisioned, the buildings would be right against the street and then have no signage on the street. He stated we

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are trying to make amends for that. Ms. Cotton stated it was not anticipated in the original ordinance.

There being no questions or comments, Mr. Carpenter opened and closed the public hearing.

Mr. Mulvaney made a motion to recommend approval of zoning text amendment ZT-16-381 to City Council, as recommended by staff. The motion was seconded by Ms. Willis.

Vote on Roll Call

For: Jones, Simmons, Mulvaney, Austin, Willis, Groce, Maxwell, Fox, Carpenter

Against: None

Abstention: None

The Planning Commission voted unanimously (9:0) to recommend approval of zoning text amendment ZT-16-381 to City Council.

EXECUTIVE SECRETARY REPORT

Ms. McAllister stated that on June 28, 2016, City Council approved five conditional use permits: the mini-storage warehouse at 12445 and 12447 Warwick Boulevard, the multimodal transportation center, the amusement arcade/indoor race track at 14347 Warwick Boulevard, the tattoo establishment at 12567 Warwick Boulevard and the group home at 28 Harpersville Road. She stated they also approved the O3 master plan for Phase 1 of Tech Center.

Ms. McAllister stated the September 7, 2016 public hearing will include a conditional rezoning at 591 City Center Boulevard, a conditional use permit for an amusement arcade/breakout rooms in the same shopping center as the racetrack at 14346 Warwick Boulevard, and a conditional use permit for off-premise alcohol sales in an establishment of less than 1,600 square feet in the Villages of Stoney Run.

Ms. McAllister stated we have no cases for the August 17, 2016 meeting. Ms. Fox asked if there was any need for work session for the conditional rezoning. Ms. McAllister stated no.

Ms. Fox made a motion to cancel the August 17, 2016 meeting. The motion was seconded by Mr. Maxwell. The Planning Commission voted by acclamation.

Ms. McAllister stated the city of Newport News received a Choice Neighborhood Initiatives planning grant of \$500,000. She stated we will be developing a transformation plan for the Marshall/Ridley Choice Neighborhood. Ms. McAllister stated that neighborhood runs from Hampton Roads Harbor to 39th Street, from Marshall Avenue to Interstate 664. She stated it includes a lot of the area along Jefferson Avenue that we are currently looking at redeveloping, with the main focus being the

public housing project, Ridley Place. Ms. McAllister stated we will be presenting the planning process to City Council at their work session on August 9, 2016 and Planning Commission is welcome to attend. She stated we will be working to see how we can engage the Planning Commission in this process.

Mr. Carpenter congratulated the Planning Department and the Newport News Redevelopment and Housing Authority, and Ms. Britta Ayers for the successful grant award.

COMPREHENSIVE PLAN UPDATE

Ms. Ayers stated we are reconvening the Comprehensive Plan Citizen Advisory Committee (CPCAC) this month. She stated we will be meeting on August 11 and August 25, 2016 at City Center in the James Room from 4:00 to 6:00 P.M. Ms. Ayers stated we will be focusing on a preliminary draft of the comprehensive plan. She stated staff has been working diligently on incorporating feedback received from the CPCAC regarding existing conditions. Ms. Ayers stated because it took us some time, we were able to update all of our data with the new census data, and the plan has been updated to reflect the most current information. She stated we have been working toward developing recommendations based on the direction received by the CPCAC and all of the input from the community engagement process. Ms. Ayers stated we will be going over all of the information with the CPCAC in the month of August, and likely into September. She stated the focus for the CPCAC is to complete the list of recommendations, establish priorities, and help develop the implementation plan. Ms. Ayers stated that in the past there has not been an implementation plan, which is a bit challenging when we have to prioritize investments for the capital improvement program. She stated that, moving forward, it is our recommendation that we do include an implementation plan, and that it be a near term to mid-term type of plan so that every five years when we go back, we can evaluate what we have accomplished to date. Ms. Ayers stated anything that we have accomplished will be removed from that list, and then we move to the next set of priorities. She stated that will help us track what we are doing, as well as keep us focused on moving ahead to achieve the vision. Ms. Ayers stated everyone is welcome to attend the CPCAC meetings. She stated the agenda will be sent out August 4 and will be posted on the Planning Department website.

Ms. Ayers introduced Mr. Garrett Morgan, Senior Planner, the newest member of the Comprehensive Planning Division. She shared Mr. Morgan's resume and accomplishments.

COMMITTEE REPORTS

Mr. Mulvaney stated that, on July 20, 2016, the Regulations Committee met and the two zoning text amendments that were presented to Planning Commission today were reviewed and approved.

NEW BUSINESS

Ms. Fox stated she attended the Virginia American Planning Association conference in July and it was an excellent conference. She stated it is always good to share perspectives. Ms. Fox stated we had some nice presentations and it was definitely a worthwhile trip. She encouraged her fellow Planning Commissioners to try to attend the conference next year.

There being no further business, the meeting adjourned at 4:32 P.M.


Recording Secretary


Executive Secretary