

Minutes

City Planning Commission Meeting

City Council Chambers, 2400 Washington Ave

Wednesday, February 2, 2022, 2:00 PM

City of
NEWPORT NEWS
Virginia



MEMBERS PRESENT: Sharyn Fox, Chairperson; LaMonte Williams, Vice-Chairperson; Randie T. Dyess, Jr.; Phillip Jones; Willard G. Maxwell, Jr.; Philip Shook; and Katie Stodghill

MEMBERS ABSENT: Timothy Grabowski and Michael Taylor

OTHERS PRESENT: Sheila W. McAllister, Planning Director; Flora D. Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Carolyn Poissant, Senior Planner; Kenar Johnson, Planner I; Sharon Baum, Landscape Planner; Lynn Spratley, Senior Deputy City Attorney; Nyoka Hall, Zoning Administrator; and Melanie Stroud, Zoning Coordinator

A. Call to Order

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

B. Planning Commission Creed and Approval of the Agenda

Mr. Dyess 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. Shook seconded the motion. The City Planning Commission voted to adopt the agenda by acclamation.

C. Invocation

The invocation was rendered by Mr. Williams.

D. Pledge of Allegiance

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

E. Minutes

The minutes of the January 19, 2022 public meeting were amended and approved.

F. Resolution

Ms. Fox presented a Resolution of Appreciation to Mr. Mark W. Mulvaney for his service on the Newport News Planning Commission. Mr. Mulvaney thanked the Planning Commission.

G. Public Hearing

CONDITIONAL USE PERMIT

- (a) **CU-2021-0010, BAKERNER PROPERTIES - 66 RICHNECK, LLC** Requests a conditional use permit to allow for the operation of a Heavy Equipment Storage (Rental) Facility, on a 1.78 acre parcel, located at 66 Richneck Road, zoned M1 Light Industrial. *The One City, One Future 2040 Comprehensive Plan* recommends office uses for the property. The Parcel No. is 089.00.05.28.

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

Mr. Jones asked how large is the encroachment into the Chesapeake Bay Preservation area. Mr. Gleiser stated it is about 5 feet for a small portion in certain areas.

Ms. Stodghill asked if there was enough area for a green buffer between the property and the house to the north. Mr. Gleiser stated the gravel area next to it will be planted.

Mr. Dyess asked where the used oil tank and diesel tank will be located. Mr. Gleiser stated the diesel tank will be at the same location as that shown on the site plan. Mr. Dyess asked if the existing gas tank will be used as diesel storage. Mr. Gleiser stated yes. He stated the used oil tank will be interior to the structure.

Ms. Stodghill asked if the pump house on the north corner is the property owner's pump house. Mr. Gleiser stated it is a sewage pump station.

Ms. Stodghill asked why the city is not asking the applicant to plant the portion of the buffer that does not meet the current requirements. Mr. Gleiser stated the property was developed prior to the requirement and the area not observed is small. He stated the applicant is not proposing any changes to the site and will be renting the property. Mr. Gleiser stated we are asking them to do additional landscaping on both ends of the property along the street frontage.

Ms. Fox opened the public hearing.

Mr. Timothy Trant, Kaufman & Canoles, Attorney for the Applicant, 11815 Fountain Way, thanked Planning staff for their assistance. He gave a brief presentation of the application (copy attached to record minutes). Mr. Trant stated he was available for questions.

Mr. James T. Sutton, 104 Ships Landing, Carrollton, Applicant, stated he was available for questions.

Mr. Williams asked if 1.78 acres is enough for everything Mr. Sutton wants to have on that property. Mr. Sutton stated yes, there is plenty of room for the operation. He stated it is a great location.

Ms. Fox closed the public hearing.

Ms. Stodghill made a motion to recommend approval of conditional use permit CU-2021-0010 to City Council with conditions. The motion was seconded by Mr. Williams.

Vote on Roll Call:

For: Maxwell, Jones, Shook, Williams, Stodghill, Dyess, Fox
Against: None
Abstention: None

The City Planning Commission voted unanimously (7:0) to recommend approval of conditional use permit CU-2021-0010 to City Council with conditions.

H. Executive Secretary Report

Ms. McAllister stated on February 16, 2022, the Planning Commission will hear a special exception request for a single-family house on a lot with less than 50 feet of frontage located at 1154 37th Street.

Ms. McAllister stated on March 2, 2022, the Planning Commission will hear a conditional use permit request for a car wash facility at 11602 and 11604 Jefferson Avenue.

I. Adjourn

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



Recording Secretary



Executive Secretary

REGION RENTS, LLC

66 Richneck Road
Newport News, VA

CU-2021-0010

City of Newport News Planning Commission Meeting
February 2, 2022

KAUFMAN & CANOLES
attorneys at law



kaufCAN.com

Project Team

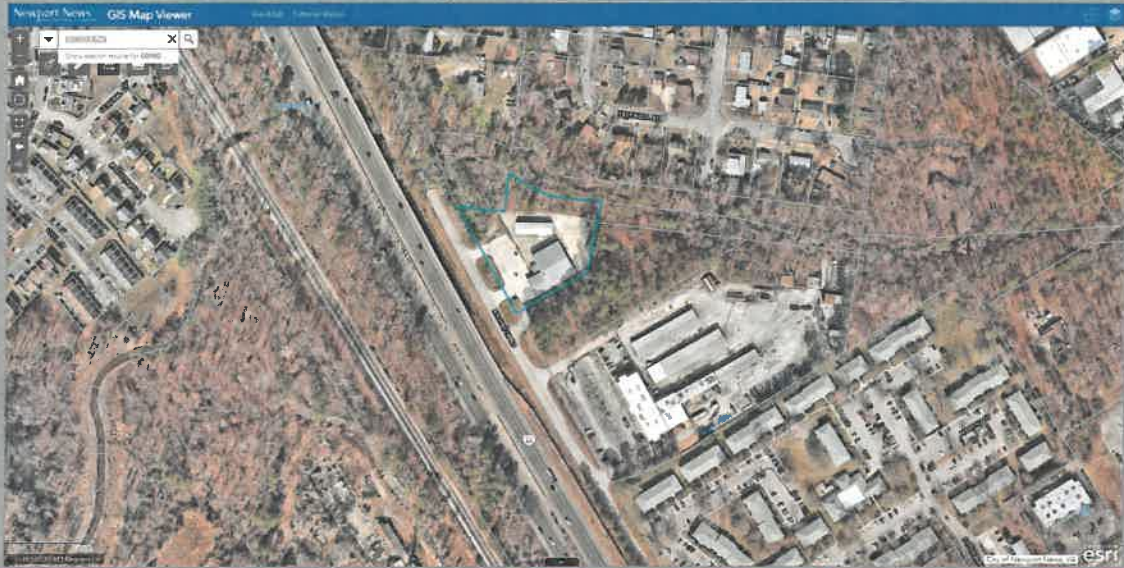
- Barkerner Properties – 66 Richneck, LLC – Property Owner
- Region Rents, LLC – Lessee
- Robert Brown & Associates, Inc. – Real Estate Professional
- Michael Surveying & Mapping, P.C. – Surveyor
- Kaufman & Canoles, P.C. – Legal

KAUFMAN & CANOLES
attorneys at law



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Project Location



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attorneys at law



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Street View



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attorneys at law



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