

MINUTES OF THE PLANNING COMMISSION MEETING
Wednesday, March 7, 2018
City Council Chambers
2400 Washington Avenue
Newport News, Virginia

PRESENT: Daniel L. Simmons, Jr., Vice-Chairman; Willard G. Maxwell, Jr.; Sharyn L. Fox; Michael F. Carpenter; Katie Stodghill; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila McAllister, Director of Planning; Claudia Cotton, Manager of Current Planning; Flora Chioros, Planning Coordinator; Saul Gleiser, Senior Planner; Johnnie Davis, Planner; David Watson, Planner; Jonathan Herman, Landscape Planner; Lynn Spratley, Deputy City Attorney; Sherry Graham, Inspector III; Louis Bott, Environmental Services Manager)

ABSENT: Mark W. Mulvaney, Chairman; Zachary E. Wittkamp

CALL TO ORDER

Mr. Groce 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

Dr. Maxwell presented the invocation.

MINUTES

The minutes of the February 7, 2018 public hearing and February 21, 2018 work session were approved as presented.

PUBLIC HEARING

CHANGE OF ZONING, CONDITIONAL USE PERMITS & SPECIAL EXCEPTION

CZ-2017-0003, Fyllon Properties, LLC., William Smith Trustee and Smith Family Limited Partnership. Request a change of zoning from R4 Single-Family Dwelling and C2 General Commercial to C2 General Commercial with proffers on a 3.58 acre property that includes 410, 412, 416 Harpersville Road, 11124 Jefferson Avenue and a portion of 11122 Jefferson Avenue. The *Framework for the Future 2030* comprehensive plan recommends neighborhood commercial uses for the site. The Parcels Nos. are 240.00-07-03, 04, 05, 240.00-07-24 and 23, respectively.

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

Ms. Fox stated when she visited the site there is no landscaping. She stated it sounds like the applicant is going to offer even more landscaping than what would be required for any other type of use. Mr. Gleiser stated that is correct. He stated the reason they are proposing so much landscaping is based on a special exception, which requires 25-foot landscape strips fronting both Harpersville Road and Jefferson Avenue. Ms. Fox stated this will really be an enhancement to the property.

Ms. Willis stated she has concerns about the Traffic Impact Analysis (TIA) because the property is on such a busy corner. She asked if there was anybody who would be able to answer questions about the TIA. Mr. Gleiser stated the Department of Engineering reviewed the TIA and agreed that there was no need for any special infrastructure changes, given the fact that both roads have been improved recently. He stated additionally, the existing entrance on Harpersville Road will be moved further away from the intersection, which will improve traffic flow from Jefferson Avenue on to Harpersville Road. Ms. Willis stated her concern is about people walking up to the intersection and having to walk across the street. She stated she knows Wawa will attract foot traffic. Mr. Gleiser stated one of the things that the TIA recommends is that the timing on the traffic signals be changed to accommodate pedestrian movements. Ms. Willis stated either timing or a structure that could be a landing place for people as they are crossing 9 lanes of traffic.

Mr. Simmons asked if there would be any improvements to the sidewalks. Mr. Gleiser stated the sidewalks will have to match the 8-foot sidewalks that are being required around the city. Mr. Simmons asked if that will affect the 25-foot landscape strips. Mr. Gleiser stated the 25-foot landscape strips are within the property and will not have an impact on the size of the sidewalks.

Mr. Carpenter stated that, for the last four years, the Planning Commission has been requesting that other convenience stores with gas provide an exterior that is full brick. Mr. Gleiser stated the Planning Commission has been requiring that a full brick be used when the applicant has an application that shows brick. He stated that, in this case, we do not have an applicant who is proposing the use of brick, they are proposing stacked stone and dry-vit, which are materials that have been proven to be good quality materials. Mr. Carpenter asked how is it that the applicants knew what materials to use. Mr. Gleiser stated it is one of their prototypes. He stated our response is to the application presented to us. Mr. Carpenter asked if the applicant put a prototype in front of Planning staff that was full brick, would he be correct to assume that is the prototype that would have been chosen. Mr. Gleiser stated we would have recommended for that if that is what was presented to us; however, what was presented to us is what is in the application package, which is stacked stone and dry-vit. Mr. Carpenter read the exterior material list on Appendix A-6 which lists stone. He stated when he thinks of stone, he thinks of something that comes from the earth and is naturally made. Mr. Gleiser stated

he assumes that is correct. Mr. Carpenter asked if it is real stone or a manmade product. Mr. Gleiser stated it is real stone.

Ms. Stodghill stated she looked at the adjacent corners and the Exxon is brick, the pharmacy is brick, the apartments are brick, and it seems to be some sort of standard. She asked if there is a reason why we have deviated from that. Mr. Gleiser stated you can say that we should have continuity of the materials, but maybe having a different look and materials in this particular corner is not a bad thing. Mr. Gleiser stated having all brick can get boring. Mr. Carpenter stated having all brick can be boring if we have one size, one shade and one color of brick. He stated the good thing is that we have a variety of colors, shapes and sizes of brick and different types of stone, and different types of masonry materials that are a more long lasting material for a building that is going to be on a main corner for the next 50, 60, 70 years.

Dr. Maxwell stated Wawa is a reputable company. He stated he wants Wawa to come. Dr. Maxwell stated he knows Wawa will make money and bring more tax base and once it opens it will likely give people in the area a job. Mr. Carpenter stated those are good points. He stated we have a property that does not have a whole lot of landscaping right now and with this application we are going to get substantially better landscaping, three new buildings, high tax revenues and more jobs, but he is trying to get the best looking building we can get on that corner. Mr. Carpenter stated it is a great piece of real estate. Mr. Gleiser stated it is a prototype with the same materials that they have been using in the same geographical area and around the country. He stated if they had problems with maintenance, they would not be proposing this type of building. Mr. Gleiser stated Mr. Carpenter can rest assured that maintenance is one of the things the applicant has been looking at when they designed this prototype. Mr. Carpenter stated he does not recall another Wawa with stacked stone materials. He stated he recalls they have stacked stone and some sort of brick, though he does not recall what type of brick. Mr. Gleiser stated the Wawa on Hogan Drive is thin brick, which is a kind of tile and has its own set of problems. He stated he had some misgivings about the dry-vit because he remembers that when it first came out it had some problems where it could be dinged or damaged. Mr. Gleiser stated he recently tested dry-vit and tried to damage it and it did not budge. He stated what we have here is what the applicant is proposing. Mr. Gleiser stated they did not propose brick, but if they had, the Planning Commission is on record that they want full brick. He stated the thin brick that the applicant would have used in their prototype would not be acceptable to the Planning Commission based on past projects that have been reviewed and approved. Mr. Carpenter asked what are the problems with the thin brick. Mr. Gleiser stated the thin brick is a tile, which can allow for moisture to get under the tile and cause the tile to pop off. He stated you can go to many thin brick veneered buildings and see that one or two tiles are popping off.

Mr. Groce asked if the building façade has anything to do with the structural integrity of the building. Mr. Gleiser stated no, it is a veneer. Mr. Groce stated this is a choice of the owner as to what they want. Mr. Gleiser stated yes.

Ms. Stodghill stated there is a 30-foot buffer between the laundromat and the adjacent house and apartments. She asked if there has been any thought about putting a fence between the properties. Ms. Stodghill stated when you turn the corner and are by the apartments, there is a playground that has become a "no man's land" between the apartments and that 30-foot buffer.

Ms. Stodghill stated she saw the hours of the laundromat and the carwash, which is 24-hours. She stated a carwash can be noisy and it backs up to the apartments. Ms. Stodghill asked if there has been any thought about changing the hours for the carwash. Mr. Gleiser stated we discussed the carwash hours, not because we were thinking about the noise, because the 30-foot buffer was done to mitigate that kind of problem. He stated if you look at where the actual carwash is located, respective to the apartments and the playground, there is at least 150 feet from the playground to the actual building. Mr. Gleiser stated we discussed this with the Police Department and asked if they had a problem with the 24-hour operation and they said no. Ms. Stodghill asked about the noise to the house right next to the carwash. Mr. Gleiser stated right now there is the same carwash and it has not been a problem. He stated we are adding the buffer between that property and the carwash. Ms. Fox asked what are the carwash hours now. Mr. Gleiser stated 24 hours/day.

Ms. Spratley stated these proffers are voluntary and this is a conditional rezoning. She stated the Planning Commission can vote up or down in terms of the application, but cannot change the proffers because they were submitted on a voluntary basis. Ms. Spratley stated also, when making a decision, it is made in regard to the health and safety and welfare of the citizens, and when you get too far into aesthetics you get away from those considerations. Mr. Carpenter asked if there are any other options for voting. Ms. Spratley stated you always have the opportunity to ask that the case be deferred or voted up or down. Ms. McAllister stated this is just the conditional rezoning and there are two conditional use permits that will follow this application. Ms. Spratley stated once Planning Commission votes on the conditional rezoning application and makes a recommendation for it, if City Council were to approve it, then this will become a zoning ordinance.

Mr. Simmons opened the public hearing.

Ms. Lindsey Carney, 12350 Jefferson Avenue, Attorney for the applicant, thanked Planning staff for their assistance. She introduced Mr. Anthony Polyzos and Mr. George Polyzos, Principles and Mr. Randy Royal, Engineer from Kimley-Horn and an authorized representative on behalf of Wawa. Ms. Carney gave a brief overview of the application. She stated a TIA was prepared by Kimley-Horn which was approved by the Department of Engineering. Ms. Carney stated great consideration was made to maintain safe pedestrian access throughout the site. She stated there are stop signs and stop bars at the driveways, and the driveways are right-in, right-out on both Harpersville Road and Jefferson Avenue. Ms. Carney stated those are meant to promote people to stop before they egress from the site, such that if pedestrians are

coming to the site, they are protected. She stated there are pedestrian crosswalks at the intersection that alert people when to traverse through, and it does have the button to allow pedestrians to access the roadway when they are ready. Ms. Carney stated that, in regard to the question about noise, the average carwash is between 4 and 7 minutes, and is enclosed within the building such that it is not creating a lot of noise. She stated the carwash is a 24-hour operation, similar to what is out there currently. Ms. Carney stated there is a 150 foot separation between the carwash and the buildings in the apartment complex. She shared a photo of the buildings diagonally across the street from the subject property. Ms. Carney stated the buildings use wall tiles and are not brick. She stated if this application is approved, two out of four buildings will be brick at that corner.

Mr. Carpenter stated the applicant presented two prototypes and one of them has brick. Ms. Carney stated yes, but it is a thin brick. She stated the applicant also gave the Planning Department a dry-vit and hardi-plank concept that they did not prefer.

Ms. Tamela Majors, 430 Harpersville Road, spoke in favor to the application. She stated her concern with Wawa is that her property backs up to the apartment property's playground, and there is a lot of foot traffic trying to cross to get to Walmart and Exxon. Ms. Majors stated with having Wawa there, it will increase the amount of people that are going to be there loitering and leaving trash. She asked if is possible to put a fence behind the property to block the foot traffic that will be going through it. Ms. Majors stated she would like a fence where the playground is, across to Soap 'N Suds and all the way to Jefferson Avenue. She stated trash from Exxon is constantly blowing into her yard. Ms. Majors stated she is in support of Wawa going in, but she wanted to share her concerns.

Ms. Spratley stated the Planning Commission can consider a fence in connection with a conditional use permit, but not with regard to this application unless the matter were to be deferred and the applicant were to voluntarily proffer a fence.

Ms. Majors asked if the building façade is hurricane proof. She stated you see other gas stations with roofs falling off and that may happen if we are in a major storm. Ms. Majors asked if a façade of thin brick would make a difference in lieu of the dry-vit. Mr. Gleiser stated all buildings have to meet city code. Ms. Cotton stated there are also state building code requirements. Ms. Majors stated she is okay with that.

Mr. Simmons closed the public hearing.

Ms. Fox made a motion to recommend approval of change of zoning CZ-2017-0003 to City Council. The motion was seconded by Mr. Groce.

Ms. Willis stated what has been presented is aesthetically pleasing and a good choice.

Mr. Carpenter stated he looks forward to having Wawa in the neighborhood and he appreciates that they have used similar materials on all three buildings; however, because he has been a major advocate of using full brick among other buildings asking for this type of use, and for consistency, he will be voting against the application. He stated he sees a lot of benefits with this application, but because he does not think it is the right exterior material, he will be voting against it.

Mr. Simmons stated this is a great improvement to our corridor and another great opportunity for the city to advance in the areas of improving our aesthetics, bringing an economic opportunity to our community and supplying more jobs in our area.

Dr. Maxwell stated he is voting for the application because he believes it is an improvement to the neighborhood. He stated Wawa is a reputable company who he does not foresee going out of business any time soon, and brings stability and jobs.

Vote on Roll Call

For: Maxwell, Fox, Stodghill, Willis, Groce, Simmons

Against: Carpenter

Abstention: None

The Planning Commission voted 6:1 to recommend approval of change of zoning CZ-2017-0003 to City Council.

CU-2017-0020, Fyllon Properties, LLC. and William Smith Trustee. Request a conditional use permit to allow for the operation of a carwash at 416 Harpersville Road and a portion of 412 Harpersville Road. The properties are currently zoned R4 Single-Family Dwelling. The net parcel size will be 1.37 acres. The parcel identification numbers are 240.00.07.05 and 240.00.07.04, respectively. *(A pending rezoning to C2 General Commercial accompanies this request.)*

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

Mr. Simmons asked if there will be a fence around the dumpster. Mr. Gleiser stated it is going to have a masonry wall around it, a gate and will match Wawa's dumpster.

Mr. Simmons opened the public hearing.

Ms. Lindsey Carney, 12350 Jefferson Avenue, Attorney for the applicant, stated she does not have anything to add Mr. Gleiser's presentation, but will be happy to answer any questions.

Ms. Willis stated she discussed installing a fence with Ms. Carney. She stated they talked about if there is no fence, it does allow people to cross on the commercial property that is there which may actually help the residential areas if people are walking

straight to Wawa. Ms. Willis stated if people have to walk around a fence to get to Wawa, then they will be walking on other peoples' properties and trash would also end up on those properties. Ms. Carney stated the thought was that if people from the rear of the apartments wanted to access the Wawa, if you put up a fence you are going to force them out to Jefferson Avenue and around versus allowing them to come through the landscape buffer. She stated it is a dense landscape buffer, but if they wanted to avoid going up to Jefferson Avenue, they could go through there. Ms. Fox asked if a fence would become more of a hindrance than a help. Ms. Carney stated that is correct. She stated we felt that the landscape buffer is accomplishing what needs to be done, which is the transitional buffer for screening from view and for noise versus trying to keep people out when we are trying to bring people in. Ms. Fox stated she has seen some other convenience store properties where fences have been put up and created a whole new set of problems.

Mr. Simmons closed the public hearing.

Ms. Fox made a motion to recommend approval of conditional use permit CU-2017-0020 to City Council. The motion was seconded by Mr. Carpenter.

Mr. Carpenter stated this is a nice looking carwash. He stated it is well landscaped and the laundromat and carwash buildings look good and he is in favor of the application.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (7:0) to recommend approval of conditional use permit CU-2017-0020 to City Council.

Ms. Fox excused herself from the rest of the meeting.

CU-2017-0021, Fyllon Properties, LLC. and William Smith Trustee. Request a conditional use permit to operate an automobile gasoline supply station in conjunction with a convenience store (Wawa) on parcels located at 11124 Jefferson Avenue, 410 Harpersville Road and a portion of 412 Harpersville Road totaling 1.95 acres. The parcels are zoned C2 General Commercial and R4 Single-Family Dwelling, respectively. The Parcel Nos. are 240.00-07-24, 240.00-07-03 and 240.00-07-04. *(A pending rezoning to C2 General Commercial accompanies this request.)*

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

Mr. Simmons asked where is the location of the proposed generators. Mr. Gleiser stated there is no specific location, but they have to be ready to install a generator in

case there is a loss of power because of a storm. He stated there will be connections where they can plug in a generator. Ms. Cotton stated they bring the generators to the site in the event of a storm.

Ms. Willis asked where is the fuel tank ventilation apparatus. Mr. Gleiser stated it is not going to be where they are currently shown. He stated when the project comes in for site plan, it should show a new location that is not adjacent to either Harpersville Road or Jefferson Avenue. Ms. Willis asked if it will be in a protective area in the parking lot. Mr. Gleiser stated it will probably be to the south in the landscaped area.

Ms. Willis asked why is there an opening in the landscaping between the building and Bill Smith's Auto. Mr. Carpenter stated it is a driveway. Ms. Cotton stated it is a cross-access easement with the adjacent property. Ms. Willis asked if that is the only way to get into the adjacent property. Ms. Cotton stated it is assumed it is a private agreement between the property owners.

Ms. Stodghill stated there is a monument sign on Jefferson Avenue. She asked if there will be another one on Harpersville Road. Mr. Gleiser stated there is a monument sign only for the carwash on Harpersville Road. He stated it is an 8-foot monument sign that Planning Commission recommended approval for in the previous application (CU-2017-0020). Mr. Gleiser stated there is only one sign for Wawa which will be at the corner of Harpersville Road and Jefferson Avenue. He stated it will be 6-feet tall. Mr. Carpenter asked how many square feet is the sign. Mr. Gleiser stated 50 square feet.

Mr. Simmons opened and closed the public hearing.

Mr. Carpenter made a motion to recommend deferral of conditional use permit CU-2017-0021. The motion was seconded by Ms. Stodghill.

Mr. Carpenter stated he requests a deferral so that Planning Commission can have additional time and discussion about wrapping the nice looking building in brick.

Ms. McAllister stated Ms. Spratley had mentioned earlier in the conditional rezoning that it proffered the type of material for the building. Mr. Carpenter stated he understood that when the conditional use permit was discussed it would be a more appropriate time to discuss that. Ms. McAllister stated it was a more appropriate time to discuss the fencing, but the brick or non-brick is tied to the proffers at this point. Ms. Spratley stated after that case goes to City Council, if it is approved, it will become an ordinance. Mr. Carpenter stated the conditional use permit should have come before the conditional zoning. Ms. McAllister stated it could not come before the conditional zoning, because the zoning did not allow it. She stated you needed to rezone it first, so the conditional zoning had to come first.

Vote on Roll Call

For: Carpenter, Stodghill

Against: Willis, Groce, Maxwell, Simmons

Abstention: None

The motion failed.

Ms. Willis made a motion to recommend approval of conditional use permit CU-2017-0021 to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

For: Stodghill, Willis, Groce, Maxwell, Simmons

Against: Carpenter

Abstention: None

The Planning Commission voted 5:1 to recommend approval of conditional use permit CU-2017-0021 to City Council.

SE-2017-0009, Fyllon Properties, LLC. and William Smith Trustee. (Deferred from Planning Commission meeting of February 7, 2018) Request a special exception for an increase in the maximum required number of parking spaces permitted from 31 to 66 for the operation of a gasoline supply station in conjunction with a convenience store on a 1.95 acre parcel located at 11124 Jefferson Avenue, 410 Harpersville Road and a portion of 412 Harpersville Road, zoned C2 General Commercial and R4 Single-Family Dwelling, respectively. *(A pending rezoning and conditional use permit accompany this request.)*

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

Mr. Simmons asked why there is no accessible parking located at the rear of the building. Mr. Gleiser stated the accessible parking is in the front of the building, next to the entrance. He stated if it was located in the rear, then at site plan they would move it to the front.

Mr. Simmons opened the public hearing.

Ms. Lindsay Carney, 12350 Jefferson Avenue, Attorney for the applicant, thanked Planning staff for their assistance. She stated Wawa considers itself a food establishment and that is their need for the extra parking. Ms. Carney stated we always want to be mindful that we do not create a sea of parking, but it is carefully planned and appropriately screened.

Dr. Maxwell asked if Planning Commission should discuss a fence. Ms. Willis stated she had a discussion with Ms. Carney about if there should be a fence and the benefits

and negative effects of putting a fence anywhere along the outline of the property. She stated it would force people to go into residential areas or all the way out on Jefferson Avenue, whereas without a fence, it would be more convenient and keep people out of residential areas if they are coming from the apartments to Wawa.

Ms. Stodghill stated people coming from the apartments from behind the adjacent residential property owners would be cutting across other peoples' property to get there. She stated they are not really walking around adjacent properties. Ms. Stodghill stated a fence would be a good use with sidewalks going around but this way they are crossing adjacent properties.

Ms. Willis stated Wawa cannot put fences around other residential properties.

Mr. Simmons closed the public hearing.

Mr. Groce made a motion to recommend approval of special exception SE-2017-0009 to City Council. The motion was seconded by Ms. Willis.

Vote on Roll Call

For: Willis, Groce, Maxwell, Carpenter, Stodghill, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend approval of special exception SE-2017-0009 to City Council.

CONDITIONAL USE PERMIT

CU-2018-0001, Eagle Leasing Inc. Requests a conditional use permit to operate a building supplies wholesale and distribution warehouse on a parcel located at 810 Bluecrab Road, totaling 3.93 acres and zoned C5 Oyster Point Business/Manufacturing. The Parcel No. is 185.00-02-27.

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

Mr. Simmons opened the public hearing.

Mr. Tim Trant, 11815 Fountain Way, Suite 400, Attorney for the applicant, thanked Planning staff for their assistance. He gave a brief overview of the application.

Mr. Simmons closed the public hearing.

Mr. Carpenter made a motion to recommend approval of conditional use permit CU-2018-0001 to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

For: Groce, Maxwell, Carpenter, Stodghill, Willis, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend approval of conditional use permit CU-2018-0001 to City Council.

TEXT AMENDMENTS

CBPA-2018-0001, City of Newport News. Requests an amendment to Chapter 37.1, Stormwater Management, Article V., Chesapeake Bay Preservation, Section 37.1-52, Plan of Development., concerning Chesapeake Bay Preservation Area information required on plans.

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

Ms. Willis stated it seems like this is something we need to approve. Ms. Cotton agreed. She stated the verbiage has been vetted through the state agency, Department of Environmental Quality.

Mr. Simmons opened and closed the public hearing.

Ms. Willis made a motion to recommend adoption of text amendment CBPA-2018-0001 to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

For: Maxwell, Carpenter, Stodghill, Willis, Groce, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend adoption of text amendment CBPA-2018-0001 to City Council.

SO-2018-0001, City of Newport News. Requests an amendment to Appendix B, Subdivision Regulations, Article VI., Requirements of Preliminary Development Plans, Section 6-02. Contents of preliminary development plan., and Article VII., Requirements of Final Plats, Section 7-02. Contents of final plats., concerning Chesapeake Bay Preservation Area information required on plans and plats.

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

Mr. Simmons opened and closed the public hearing.

Mr. Carpenter made a motion to recommend adoption of text amendment SO-2018-0001 to City Council. The motion was seconded by Ms. Willis.

Vote on Roll Call

For: Carpenter, Stodghill, Willis, Groce, Maxwell, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend adoption of text amendment SO-2018-0001 to City Council.

SR-2018-0001, City of Newport News. Requests an amendment to Chapter 33.02, Site Regulations, Article II, Site Plan Form and Content, Section 33.02-31. Content of Class 1 site plans., and Section 33.02-32. Same - Class 2 site plans., concerning Chesapeake Bay Preservation Area information required on plans.

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

Mr. Simmons opened and closed the public hearing.

Mr. Carpenter made a motion to recommend adoption of text amendment SR-2018-0001 to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

For: Stodghill, Willis, Groce, Maxwell, Carpenter, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend adoption of text amendment SR-2018-0001 to City Council.

Mr. Simmons thanked Planning staff for working together to ensure there is consistency in our zoning ordinances and that we are following what the state has, if any changes, as we move forward to improve the city of Newport News and to enhance the lives of our citizens.

EXECUTIVE SECRETARY REPORT

Ms. McAllister stated we have no cases for the March 21, 2018 public hearing, but we would like to have a work session to present the draft Eustis-Langley Joint Land Use Study. She stated it is something that has to go before City Council, but we felt like this would give the Planning Commission a first look at it.

Ms. McAllister stated we have no cases for the April 4, 2018 public hearing. She asked what the Planning Commission would like to do. Mr. Carpenter asked if we need another work session on the draft comprehensive plan. Ms. McAllister stated she did not think that was necessary.

Ms. Willis made a motion to cancel the April 4, 2018 public hearing. The motion was seconded by Mr. Carpenter. The Planning Commission voted by acclamation.

Ms. McAllister stated the April 18, 2018 public hearing will include a special exception case for the reduction of a transitional buffer at 701 Jefferson Avenue.

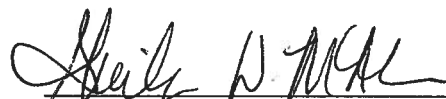
UNFINISHED BUSINESS

Ms. Willis asked if the city has found someone to work on the Warwick/Denbigh Land Use Study. Ms. McAllister stated we are still interviewing consultants.

There being no further business, the meeting adjourned at 4:08 P.M.



Recording Secretary



Executive Secretary