

# Minutes

## City Planning Commission Public Hearing

City Council Chambers, 2400 Washington Ave  
Wednesday, April 19, 2023, 2:00 PM

City of  
**NEWPORT NEWS**  
Virginia



**MEMBERS PRESENT:** Sharyn Fox, Chairperson; Michael Taylor, Vice-Chairperson; Randie T. Dyess, Jr.; Timothy Grabowski; Philip Shook; Katie Stodghill; and LaMonte Williams

**MEMBERS ABSENT:** Willard G. Maxwell, Jr.

**OTHERS PRESENT:** Sheila W. McAllister, Planning Director; Flora D. Chioros, Assistant Director – Current Planning; Ed Salem, Assistant Director – Comprehensive Planning; Saul Gleiser, Senior Planner; Carolyn Poissant, Senior Planner; Celeste Lodiong, Planner; Sharon Baum, Landscape Planner II; Lynn Spratley, Senior Deputy City Attorney; Nyoka Hall, Zoning Administrator; 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. Shook 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. Stodghill 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. Grabowski led the Planning Commission in the Pledge of Allegiance.

**E. Minutes**

The minutes of the April 5, 2023 public meeting were approved.

**F. Public Meeting**

**SPECIAL EXCEPTIONS**

- (a) **SE-2023-0002, TOBEE HOMES, LLC** Requests a special exception to construct a single-family detached dwelling on a lot of record with less than 50 feet of frontage located at 2712 Wickham Avenue. The parcel contains 0.0915 acres and is zoned R4 Single-Family

Dwelling within the Neighborhood Conservation District. The parcel number is 306.02.04.04.

Celeste Lodiong, Planner, presented the staff report (copy attached to record minutes).

Ms. Stodghill asked if the steps to the deck were at the rear of the house. Ms. Chioros stated yes.

Mr. Williams asked if the front setback of the house is the same as the adjacent neighbors. Ms. Lodiong stated yes.

Mr. Taylor asked where the garage is located. Ms. Lodiong stated the garage is attached and recessed 18 feet from the front of the dwelling.

Ms. Fox opened and closed the public meeting.

Mr. Shook made a motion to recommend approval of special exception SE-2023-0002 to the Board of Zoning Appeals. The motion was seconded by Mr. Taylor.

**Vote on Roll Call:**

**For:** Dyess, Shook, Williams, Taylor, Stodghill, Grabowski, Fox

**Against:** None

**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend approval of special exception SE-2023-0002 to the Board of Zoning Appeals.

- (b) **SE-2023-0003, TOBEE HOMES, LLC** Requests a special exception to construct a single-family detached dwelling on a lot of record with less than 50 feet of frontage located at 621 44th Street. The parcel contains 0.0861 acres and is zoned R4 Single-Family Dwelling within the Neighborhood Conservation District. The parcel number is 293.00.07.81.

Celeste Lodiong, Planner, presented the staff report (copy attached to record minutes).

Mr. Williams asked if one of the two existing trees will stay on the property. Ms. McAllister stated yes. Ms. Stodghill stated the tree in the backyard will remain.

Mr. Williams asked if the front setback of the house is the same as the adjacent neighbors. Ms. Lodiong stated yes.

Mr. Dyess stated there are vehicles parked behind the home to the west. He asked if there are any existing land easements that would cause any challenges. Ms. Chioros stated there is no easement but when you have a vacant parcel, people tend to use it.

Ms. Stodghill asked if the front facade of the house is brick. Mr. Shook stated no, only the foundation and steps are brick.

Ms. Fox opened the public meeting.

Mr. Ben Tobee, Applicant, 2636 Campostella Road, Chesapeake, stated he is available for questions.

Mr. Taylor asked if Mr. Tobee had any communication with the adjacent neighbors in response to construction of a new residence. Mr. Tobee stated when he is in the process of purchasing a property he meets with the neighbors to let them know that some type of development will be happening. He stated he has talked to the neighbors and will allow them to park on his parcel until construction begins.

Ms. Fox closed the public meeting.

Mr. Taylor made a motion to recommend approval of special exception SE-2023-0003 to the Board of Zoning Appeals. The motion was seconded by Mr. Shook.

**Vote on Roll Call:**

**For:** Shook, Williams, Taylor, Stodghill, Grabowski, Dyess, Fox  
**Against:** None  
**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend approval of special exception SE-2023-0003 to the Board of Zoning Appeals.

**G. Executive Secretary Report**

Ms. McAllister stated on May 3, 2023, the Planning Commission will hear a conditional use permit at 6099 Jefferson Ave for new automotive sales of accessible vans; a conditional use permit for new automotive sales for Casey Subaru at 13101 Jefferson Avenue; and two zoning text amendments. She stated one amendment will allow childcare facilities in single-family residential districts and the second amendment will be for parking modification in the C3 Regional Business District for residential uses. Ms. McAllister stated we will also have a presentation of the Lee Hall Area Plan update.

Ms. Stodghill asked for a quick synopsis of the parking amendment. Ms. Chioros stated currently in the C3 Regional Business District, the city code requires one parking space on site. Ms. Chioros stated the change will allow parking to be either on site or within a parking garage structure within 600 feet of the residential use. She stated we have existing structures that do not have extra room on their site for parking, and if we want to redevelop downtown, this will be the only way to do it.

Ms. McAllister stated on May 17, 2023, the Planning Commission will hear a special exception for the expansion of a non-conforming use for Auto-Bell car wash at 10710 Warwick Boulevard.

Ms. Fox stated she would like to hold a work session to discuss the Planning Commission bylaws after the May 17, 2023 meeting.

**H. Committee Reports**

Mr. Grabowski stated the Community Development Block Grant committee met to disburse funds. He stated the city was awarded \$1,278,000, which was \$9,500 less than last year.

Mr. Shook stated the Regulations Committee met today and discussed transitioning the Zoning Administrator from Codes Compliance to the Planning Department and general parking requirements.

**I. Unfinished Business**

Mr. Williams asked about the enforcement of short-term rentals. Ms. Hall stated we have had a total of six applicants and only three have been approved. Mr. Williams asked if the applicants had existing short-term rentals. Ms. Hall stated she does not think so.

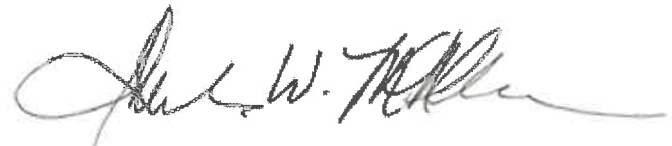
**J. Adjourn**

There being no further business, the meeting adjourned at 2:33 P.M.



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Recording Secretary



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Executive Secretary