

Minutes

City Planning Commission Meeting

City Council Chambers, 2400 Washington Ave

Wednesday, May 5, 2021, 2:00 PM

City of
NEWPORT NEWS
Virginia



MEMBERS PRESENT: Katie Stodghill, Chairwoman; Sharyn L. Fox, Vice-Chairwoman; Timothy Grabowski; Phillip Jones; Willard G. Maxwell, Jr.; and LaMonte Williams

MEMBERS ABSENT: Michael Taylor; Daniel L. Simmons, Jr.

OTHERS PRESENT: Sheila W. McAllister, Planning Director; Flora D. Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Carolyn Poissant, Planner II; Lynn Spratley, Deputy City Attorney; and Nyoka Hall, Zoning Administrator

A. Call to Order

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

B. Planning Commission Creed and Approval of the Agenda

Mr. Williams 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.

C. Invocation

The invocation was rendered by Dr. Maxwell.

D. Pledge of Allegiance

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

E. Minutes

The minutes of the April 7, 2021 public hearing and April 7, 2021 work session were approved as presented.

F. Public Hearing

CHANGE OF ZONINGS

- (a) **Z-2021-0001, STM PROPERTIES, INC.** Requests a change of zoning from R8 High Density Multiple-Family Dwelling to R3 Single-Family Dwelling on a 0.68 acre parcel located at 6 Hoopes Road. The *One City, One Future 2040 Comprehensive Plan* recommends low density residential uses for the site. The Parcel No. is 118.00-02-13.

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

Mr. Williams asked why there is not a proffer to ensure that the height of the proposed house will not be higher than the apartment building. Mr. Gleiser stated the regulations for the R3 zoning district state they cannot go above two stories. Ms. McAllister stated there are no proffers associated with a straight rezoning.

Mr. Williams asked will the entire property be zoned R3 for the entire property, including the wooded area. Mr. Gleiser stated yes.

Ms. Stodghill opened and closed the public hearing.

Ms. Fox made a motion to recommend approval of change of zoning Z-2021-0001 to City Council. The motion was seconded by Mr. Williams.

Vote on Roll Call:

For: Maxwell, Jones, Fox, Williams, Grabowski, Stodghill

Against: None

Abstention: None

The City Planning Commission voted unanimously (6:0) to recommend approval of change of zoning Z-2021-0001 to City Council.

- (b) **Z-2021-0002, 3M&K PROPERTIES LLC AND JOHN & SARA STREKER** Request a change of zoning from C1 Retail Commercial to R5 Low Density Multiple-Family Dwelling on 0.18 acre combined parcels located at 109 and 111 Main Street. The *One City, One Future 2040 Comprehensive Plan* recommends urban residential uses for the site. The Parcels Nos. are 263.00-06-64 and 65.

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

Ms. Stodghill asked if the property is not being zoned R4 because it is a duplex. Mr. Gleiser stated that is correct.

Ms. Stodghill opened and closed the public hearing.

Ms. Fox made a motion to recommend approval of change of zoning Z-2021-0002 to City Council. The motion was seconded by Mr. Jones.

Vote on Roll Call:

For: Jones, Fox, Williams, Grabowski, Maxwell, Stodghill
Against: None
Abstention: None

The City Planning Commission voted unanimously (6:0) to recommend approval of change of zoning Z-2021-0002 to City Council.

ZONING TEXT AMENDMENT

- (c) **ZT-2021-0002, CITY OF NEWPORT NEWS** Requests an amendment to the Zoning Ordinance Article XXXI to create a new overlay district for a portion of the Marshall-Ridley Choice Neighborhood, which will permit development following a master plan for the Ridley Place neighborhood and the commercial areas within the immediate vicinity. New development and redevelopment will be subject to the provisions of this ordinance.

Flora Chioros, Assistant Director - Current Planning, presented the staff report (copy attached to record minutes).

Ms. Stodghill opened and closed the public hearing.

Mr. Williams stated he wants to be certain that in approving this overlay we are not mandating certain zoning, but it will flow as the properties are being built. Ms. McAllister stated that is correct.

Ms. Fox made a motion to recommend adoption of zoning ordinance text amendment ZT-2021-0002 to City Council. The motion was seconded by Mr. Williams.

Vote on Roll Call:

For: Fox, Williams, Grabowski, Maxwell, Jones, Stodghill
Against: None
Abstention: None

The City Planning Commission voted unanimously (6:0) to recommend approval of zoning ordinance text amendment ZT-2021-0002 to City Council.

G. Executive Secretary Report

Ms. McAllister stated on April 27, City Council approved the sign regulations text amendment that was recommended for approval at the April 7, 2021 Planning Commission public hearing.

Ms. McAllister stated on June 2, 2021, the Planning Commission will hear the Hampton Roads Sanitary District (HRSD) conditional use permit at 100 City Farm Road; however, prior to that there will be a work session on May 19, 2021 at the Downing-Gross Cultural Arts Center to discuss the application. She stated Planning Commission will also hear a conditional use permit for a mini-storage facility proposed at 12994 Nettles Drive and a conditional use permit for an electronic sign at Denbigh Presbyterian Church at 302 Denbigh Blvd.

H. Committee Reports

Ms. Fox stated the Greater Hilton Citizen Advisory Committee had their first meeting and will be meeting again soon.

I. Adjourn

There being no further business, the meeting adjourned at 2:25 P.M.



Recording Secretary



Executive Secretary