

Minutes

City Planning Commission Public Hearing
City Council Chambers, 2400 Washington Ave
Wednesday, May 17, 2023, 2:00 PM

City of
NEWPORT NEWS
Virginia



MEMBERS PRESENT: Sharyn Fox, Chairperson; Michael Taylor, Vice-Chairperson; P. Gray Bowditch; 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; Katie Chamberlain, Planning Coordinator; Saul Gleiser, Senior Planner; Carolyn Poissant, Senior Planner; Ely Yokley-Zarka, Planner II; Celeste Lodiog, Planner; Melissa Leskovar, Recording Secretary; Lynn Spratley, Senior Deputy City Attorney

A. Call to Order

Ms. Leskovar took roll and announced a quorum.

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. Mr. Williams 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 May 3, 2023 public hearing were approved.

F. Public Meeting

SPECIAL EXCEPTIONS

- (a) **SE-2023-0004, WARWICK SHOPPING CENTER INC. AND AUTOBELL CAR WASH LLC**
Request a special exception to expand a non-conforming use on a 1.061 acre portion of a

20.45 acre parcel addressed as 10710 Warwick Boulevard, zoned C2 Retail Commercial. The Parcel No. is 258.00.04.06.

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

Ms. Stodghill asked where is the fence located on the site plan. Ms. Lodiong stated it will screen the vacuum producers.

Ms. Fox asked if the car wash has ever had vacuums. Ms. Lodiong stated yes, they were located in the back of the building.

Mr. Bowditch asked what the opaque style fence is expected to look like. Ms. Chioros stated an opaque fence is just to screen where the vacuums receive power and collect all of the trash so it is not seen by people driving down Warwick Boulevard. She stated it will be 6 feet tall and materials will depend on what is submitted.

Ms. Stodghill asked how wide is the drive aisle with the fence in the middle. Ms. Chioros stated the fence is not in the middle of the drive aisle. She stated the dark line on the site plan of which Ms. Stodghill is referencing is showing two-way traffic. Ms. Chioros stated if you look to the right of the car that is along the station on the site plan, you see something labeled "proposed vacuum producers" and above that a label stating "6' high opaque fence". She stated the fence will go around that metal structure.

Ms. Fox asked if the site is losing any landscaping. Ms. Chioros stated no.

Ms. Fox opened the public meeting.

Mr. Timothy Trant, 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. Williams asked where will the waiting station be located for cars to be finished. Mr. Trant stated cars would still be finished by the vacuum stations. He stated the same number of finishing stations exists, but the procedure has changed. Mr. Trant stated in the past, an employee would bring materials in a cart to a designated parking space to finish a car, but now there is a vacuum station with a more defined space where cars will be finished. He stated customers can choose to wait at their car, the courtyard or a waiting area inside the building.

Mr. Williams asked for clarification between parking spaces and finishing stations. Mr. Trant stated currently, the vacuum stations and all of the finishing stations are in the front drive aisle, north of the tunnel and closer to the shopping center. He stated there will still be two or three vacuum station spaces on the right side, closest to the curb line of the shopping center, but the other drive aisle that is currently a finishing area will be cleared to be a flow-through drive aisle.

Ms. Stodghill asked if a car can go to each vacuum station. Mr. Trant stated there is a vacuum on both sides of each vacuum station for each side of the vehicle. He stated two stations service one finishing area. Ms. Chioros stated the car goes between the stations so employees can vacuum on either side.

Ms. Stodghill asked if the vacuum producers are the only ones located on the site for all the vacuum machines. Mr. Trant stated yes. Ms. Stodghill asked if they can be moved to another part of the site. Mr. Trant stated that is where they are currently located it would be costly to move them. He stated the applicants are willing to work with Planning staff on the style of fencing that achieves the right aesthetic in site plan review. Ms. Stodghill asked if they will be screened by a fence with no landscaping. Mr. Trant stated yes, that is correct.

Ms. Fox read a letter of support from Mr. Raymond H. Suttle, Jr. (copy attached to record minutes).

Ms. Fox closed the public meeting.

Mr. Williams made a motion to recommend approval of special exception SE-2023-0004 with conditions to the Board of Zoning Appeals. The motion was seconded by Mr. Bowditch.

Vote on Roll Call:

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

Against: None

Abstention: None

The City Planning Commission voted unanimously (8:0) to recommend approval of special exception SE-2023-0004 with conditions to the Board of Zoning Appeals.

G. Executive Secretary Report

Ms. McAllister stated on April 25, 2023, City Council approved the conditional use permits for properties located at 13130 Jefferson Avenue and 13101 Jefferson Avenue.

Ms. McAllister stated on May 16, 2023, the Board of Zoning Appeals approved the special exceptions for lots with less than 50 feet of frontage and the special exception to increase the number of parking spaces for Caliber Collision.

Ms. McAllister stated on June 7, 2023, the Planning Commission will hear several conditional use permits and a change of zoning application.

Ms. McAllister introduced Mr. Ely Yokley-Zarka, Planner II. The Planning Commission welcomed Mr. Yokley-Zarka.

Ms. McAllister stated we are losing our Landscape Planner II, Ms. Sharon Baum. She stated she will be missed.

Mr. Williams asked when City Council will vote on the Lee Hall Area Plan. Ms. McAllister stated it will be heard by City Council on May 23, 2023.

H. Committee Reports

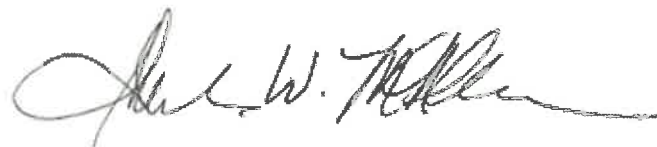
Mr. Taylor stated the Regulations Committee met today to discuss downtown parking requirements in regard to off-street parking, defining cannabis dispensing facilities and an amendment for group homes. He stated Ms. Clara Swanson is resigning from the committee and she will be missed.

I. Adjourn

There being no further business, the meeting adjourned at 2:30 P.M.



Recording Secretary



Executive Secretary

AUTOBELL CAR WASH, LLC

10710 Warwick Boulevard
Newport News, VA

SE-2023-0004

City of Newport News Planning Commission Meeting
May 17, 2023

KAUFMAN & CANOLES
attorneys at law



Kimley»Horn
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kaufCAN.com

Project Team

- Warwick Shopping Center Inc. – Owner
- Autobell Car Wash LLC – Tenant/Operator
- Kimley Horn – Engineers / Landscape
- Kaufman & Canoles, P.C. – Legal

KAUFMAN & CANOLES
attorneys at law



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Project Location



KAUFMAN & CANOLES
attorneys at law



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Project Location



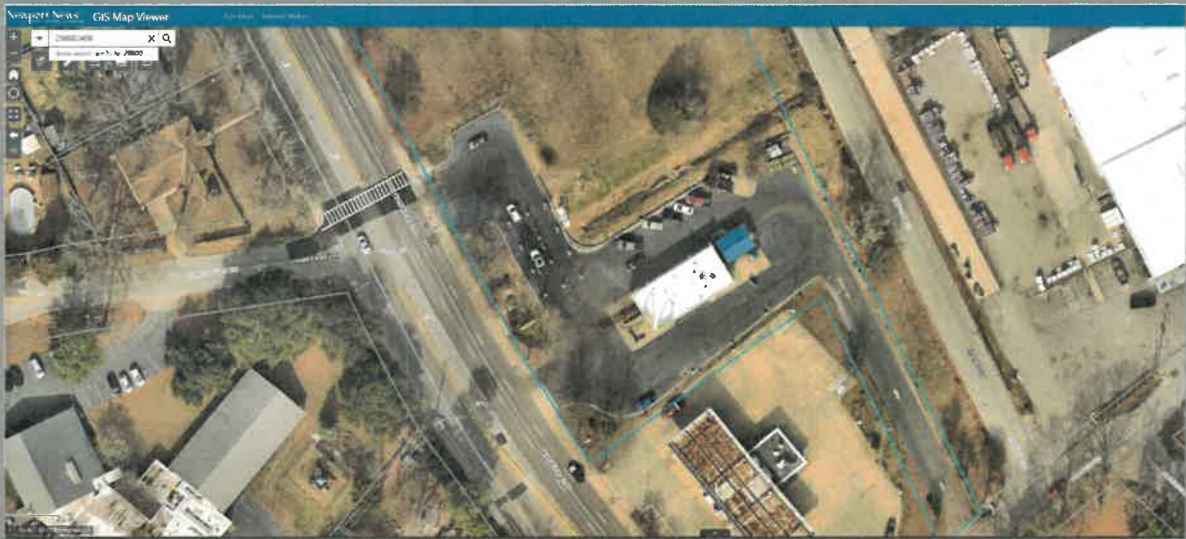
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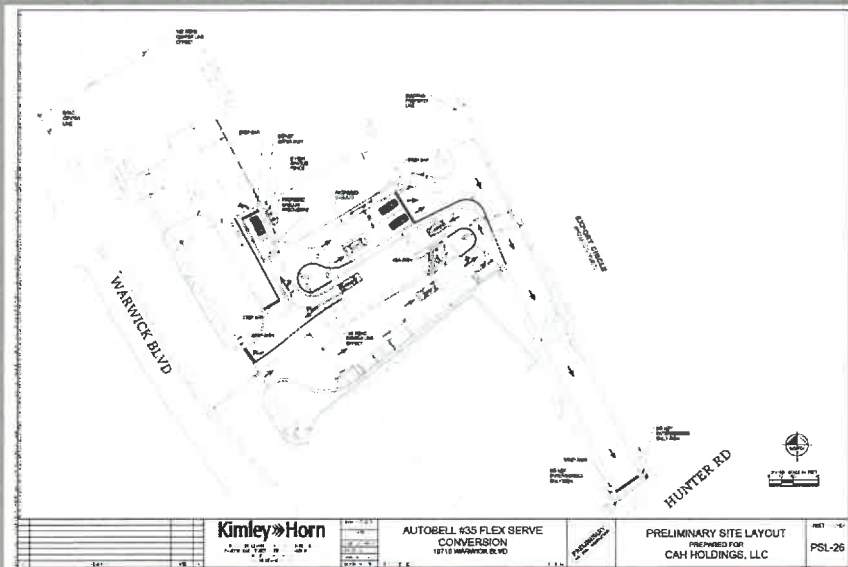
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Master Plan



KAUFMAN & CANOLES
attorneys at law



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Reason for Change

- Customer and employee safety
- Vacuuming previously occurred at entrance to car wash where customers exited their vehicle
- Vehicle operating systems have become increasingly complex in recent years and it is safest to have customers remain in their vehicles until arriving at the finishing station

WARWICK SHOPPING CENTER, INC.

P.O. Box 1457
Newport News, VA 23601

May 12, 2023

VIA U.S. MAIL

Newport News City Planning Commission
Attn: Sharyn Fox, Chairperson
2400 Washington Avenue
Newport News, VA 23607

RE: Special Exception Application SE-2023-0004

Dear Commissioners:

On behalf of the Landlord I write this letter of support in connection with the above referenced Special Exception application.

Autobell has been an excellent tenant and corporate citizen. The modifications being requested by Autobell will be consistent with and compliment the Property.

I would ask that you give this application a favorable recommendation to City Council. I appreciate your cooperation in this regard.

Very truly yours,



Raymond H. Suttle, Jr.

RHSjr/ral

Autobell Car Wash, LLC
Celeste Lodiong, via email lodiong@nnva.gov