

# Minutes

## City Planning Commission Meeting

City Council Chambers, 2400 Washington Ave  
Wednesday, August 4, 2021, 2:00 PM

City of  
**NEWPORT NEWS**  
Virginia



**MEMBERS PRESENT:** Katie Stodghill, Chairwoman; Randie T. Dyess, Jr.; Timothy Grabowski; Phillip Jones; Willard G. Maxwell, Jr.; Michael Taylor and LaMonte Williams

**MEMBERS ABSENT:** Sharyn L. Fox, Vice-Chairwoman and Daniel L. Simmons, Jr.

**OTHERS PRESENT:** Sheila W. McAllister, Planning Director; Flora D. Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Angela Hopkins, Senior Planner; Toluwalase Ibikunle, Senior Planner; Kenar Johnson, Planner I; 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. 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. Taylor 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 June 2, 2021 public hearing and July 21, 2021 work session were approved as presented.

**F. Public Hearing**

**CONDITIONAL USE PERMITS**

- (a) **CU-2021-0007, NEWPORT NEWS MARITIME CENTER, LLC.** Requests a conditional use permit to operate an automobile gasoline supply station in conjunction with a convenience store on property located at 2901 Huntington Avenue. The parcel is 0.75 acres zoned C3 Regional Business District. The *One City, One Future 2040 Comprehensive Plan* recommends Regional Commercial uses for the property. The Parcel No. is 311.01-02-35.

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

Mr. Williams asked if the ice chests shown on the proposed elevations are included in Condition No. 10. Mr. Gleiser stated usually does not. Ms. Stodghill asked what prohibited items are included in Condition No. 10. Mr. Gleiser stated it should include water containers that are not in a vending machine and firewood. He stated neither the conditional use permit nor the Regional Business District allow outdoor storage.

Mr. Taylor asked if directional lighting will be required on the premises. Mr. Gleiser stated lighting fixtures will be reviewed and approved by the Regional Business District Review Committee and city lighting requirements will be reviewed at the time of site plan submission.

Mr. Williams asked if there has been any interest in the vacant lot next door to the subject property. Mr. Gleiser stated no. Ms. McAllister stated it is a separate parcel and has a different owner.

Ms. Stodghill asked if the sign displaying gasoline prices will be on the canopy. Mr. Gleiser stated yes. Ms. Stodghill asked if the sign will comply with the city ordinance. Mr. Gleiser stated yes, it is considered a building sign. Ms. McAllister stated building signs can be mounted on canopies.

Ms. Stodghill asked if the store will be a 24-hour operation. Mr. Gleiser stated yes.

Ms. Stodghill opened the public hearing.

Mr. Stephen R. Romine, attorney for the applicant, 999 Waterside Drive, Suite 1700, Norfolk, gave a brief presentation of the application. He stated the 25 conditions are acceptable; however, he would like to clarify the outdoor storage issue. Mr. Romine stated we had a conversation with Planning staff and it is his understanding that ice chests and a cage for propane tanks were acceptable. He stated we do not have any dispensing vendors, Redbox type outlets or fire logs outside. Mr. Romine stated this is a much needed service downtown and it is very hard to find convenience stores and gasoline service stations. He stated this will provide a nice amenity.

Mr. Taylor asked if there will be any electrical charging stations for electric vehicles. Mr. Romine stated no, not at this time.

Mr. Williams asked if the applicant is part of the ownership groups that owns the 7-Eleven stores located at 26<sup>th</sup> Street and Jefferson Avenue and 36<sup>th</sup> Street and Washington Avenue. Mr. Romine stated he does not think so. He stated some stores are corporately owned and some are franchised. Mr. Williams asked if the proposed store will open and cause an adjacent store to close. Mr. Romine stated there is no intention to close another store to open a new one. He stated occasionally a store will be relocated because something has changed, but that is rare.

Ms. Stodghill closed the public hearing.

Mr. Taylor made a motion to recommend approval of conditional use permit CU-2021-0007 to City Council with conditions. The motion was seconded by Dr. Maxwell.

**Vote on Roll Call:**

**For:** Maxwell, Jones, Williams, Taylor, Grabowski, Dyess, Stodghill  
**Against:** None  
**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend approval of conditional use permit CU-2021-0007 to City Council with conditions.

**ONE CITY, ONE FUTURE 2040 COMPREHENSIVE PLAN AND FUTURE LAND USE AND TRANSPORTATION MAP AMENDMENTS - 2021**

*Plan amendments as recommended by the One City, One Future 2040 Comprehensive Plan are reviewed annually to assess how the changes may affect the Plan's overall vision, goals and strategies.*

- (b) **PLN-2021-0001** Proposing land use designation change from industrial to community commercial for properties located at 3700 and 3701 Marshall Avenue. The Parcel Nos. are 300.01.01.15 and 300.01.01.03. The property owners are the City of Newport News Economic Development Authority and RIAAN Real Estate, LLC.

Angela Hopkins, Senior Planner, presented the staff report (copy attached to record minutes).

Ms. Stodghill opened and closed the public hearing.

Mr. Williams made a motion to recommend adoption of plan amendment PLN-2021-0001 to City Council. The motion was seconded by Mr. Taylor.

**Vote on Roll Call:**

**For:** Jones, Williams, Taylor, Grabowski, Dyess, Maxwell, Stodghill  
**Against:** None  
**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend adoption of plan amendment PLN-2021-0001 to City Council.

- (c) **PLN-2021-0002** Proposing land use designation change from mixed use to low density residential and urban residential for properties located at 1301, 1305, 1309 16<sup>th</sup> Street; 1608, 1612, 1616, 1620, 1624, 1628, 1632 Oak Avenue; and 1301, 1305, 1309 18<sup>th</sup> Street. The Parcel Nos. are 308.03.02.19, 308.03.02.20, 308.03.02.26, 308.03.02.18, 308.03.02.17, 308.03.02.16, 308.03.02.15, 308.03.02.14, 308.03.02.13, 308.03.02.12, 308.03.02.02, 308.03.02.03 and 308.03.02.04. The property owners are Sammy Hamilton, Ledell J. &

Geraldine S. White, Peterson Apartments LC (Svien J. Lassen, Trustee et als), Nellie S. Jordan, Gloria S. Evans & Theresa Judkins, Belinda E. Redcross, Bennie F. & Sue P. Ricks, MMI Real Estate LLC, Joaquina C. & Lance A. Jones, Cozy Decor LLC., Tiffany L. Gray, Delma H. Mitchell, and Roberto C. Bertulfo.

Angela Hopkins, Senior Planner, presented the staff report (copy attached to record minutes).

Ms. Stodghill asked why Stuart Gardens apartments land use is mixed use. Ms. Hopkins stated the vision in the Southeast Community Plan was to allow the parallel streets of Oak Avenue and Roanoke Avenue to redevelop, opening the area up toward the water. She stated at that time, we felt a mixed use designation would provide more flexibility to what could be done in that area.

Ms. Stodghill stated Stuart Gardens stays mixed use while the apartments across the street become urban residential. Ms. Hopkins stated yes. She stated Stuart Gardens apartments can be redeveloped. Ms. Hopkins stated the vision had multiple-story buildings on the water with commercial uses. She stated it is a different vision on that side of the street. Ms. McAllister stated it also follows the Urban Waterfront Study and the Southeast Community Plan. Ms. Stodghill asked if changing the apartments to urban residential aligns with the studies as well. Ms. McAllister stated yes and it aligns with the comprehensive plan.

Mr. Williams asked if the city wants to keep the waterfront mixed use. Ms. Hopkins stated yes. She stated the study never envisioned that mixed use would go across 16<sup>th</sup> Street.

Ms. Stodghill opened and closed the public hearing.

Mr. Taylor made a motion to recommend adoption of plan amendment PLN-2021-0002 to City Council. The motion was seconded by Mr. Jones.

**Vote on Roll Call:**

**For:** Williams, Taylor, Grabowski, Dyess, Maxwell, Jones, Stodghill

**Against:** None

**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend adoption of plan amendment PLN-2021-0002 to City Council.

- (d) **PLN-2021-0003** Proposing land use designation change from high density residential to low density residential for properties located at 5000, 5008, 5010, 5012 and 5014 Madison Avenue. The Parcel Nos. are 288.00.03.17, 288.00.03.13, 288.00.03.12, 288.00.03.11 and 288.00.03.10. The property owners are Esther M. Rodgers, Troy Whiting, Jr., Ternandon A. Diggs, Raymond C. Crittenden, III, and Shawndale Harris.

Angela Hopkins, Senior Planner, presented the staff report (copy attached to record minutes).

Mr. Williams asked why is urban residential a better land use for the properties. Ms. Hopkins stated those lots are larger. She stated that is why we are recommending low density residential. Ms. McAllister stated when you look at the map of Madison Avenue, it is deceiving. She stated on the map it appears to continue through, but if you drive down there it is blocked off from the apartments and feels like a cul-de-sac. Ms. McAllister stated it appears to be part of the Spencer Court neighborhood.

Ms. Stodghill asked if all of the apartments are all on one parcel. Ms. Hopkins stated there are two separate apartment complexes: Cottage Grove, which is to the north and the east; and Meadowview is to the south. Ms. Stodghill asked if the apartments along Fairfax Avenue, Albermarle Circle and Arlington Avenue are on one parcel. Ms. Hopkins stated yes.

Ms. Stodghill asked what is urban residential. Ms. McAllister stated urban residential allows smaller single-family lots and multiple-family townhouses.

Ms. Stodghill opened and closed the public hearing.

Mr. Williams made a motion to recommend adoption of plan amendment PLN-2021-0003 to City Council. The motion was seconded by Dr. Maxwell.

**Vote on Roll Call:**

**For:** Taylor, Grabowski, Dyess, Maxwell, Jones, Williams, Stodghill  
**Against:** None  
**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend adoption of plan amendment PLN-2021-0003 to City Council.

- (e) **PLN-2021-0004** Proposing land use designation change from low density residential to neighborhood commercial for property located at 9920 Jefferson Avenue. The Parcel No. is 263.00.04.31. The property owners are Jimmie and Jammie Goode Properties, LLC.

Angela Hopkins, Senior Planner, presented the staff report (copy attached to record minutes).

Ms. Stodghill opened and closed the public hearing.

Mr. Grabowski made a motion to recommend adoption of plan amendment PLN-2021-0004 to City Council. The motion was seconded by Mr. Jones.

**Vote on Roll Call:**

**For:** Grabowski, Dyess, Maxwell, Jones, Williams, Taylor, Stodghill  
**Against:** None  
**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend adoption of plan amendment PLN-2021-0004 to City Council.

- (f) **PLN-2021-0005** Proposing land use designation change from neighborhood commercial to low density residential for property located at 12 Whittier Avenue. The Parcel No. is 202.00.08.05. The property owner is Milda Begovic.

Angela Hopkins, Senior Planner, presented the staff report (copy attached to record minutes).

Ms. Stodghill asked if the building was built as a residence in 1970. Ms. Hopkins stated yes.

Mr. Grabowski asked when the last time the residence was used as a commercial building. Ms. Hopkins stated it has been several years since it has been used commercially.

Mr. Taylor asked if the property has gone back and forth between commercial and residential uses. Ms. Hopkins stated the last few occupancies have been commercial uses but the owner is now interested in using it as a house. Ms. McAllister stated that, until 1997, you could have residential in commercial zones. She stated this application does not concern zoning though, only land use.

Ms. Stodghill opened and closed the public hearing.

Mr. Williams made a motion to recommend adoption of plan amendment PLN-2021-0005 to City Council. The motion was seconded by Mr. Taylor.

**Vote on Roll Call:**

**For:** Dyess, Maxwell, Jones, Williams, Taylor, Grabowski, Stodghill

**Against:** None

**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend adoption of plan amendment PLN-2021-0005 to City Council.

- (g) **PLN-2021-0006** Proposing land use designation change from community commercial and high density residential to community facilities for properties located at 9601 and 9651 Jefferson Avenue. The Parcel Nos. are 267.00.02.86 and 267.00.02.47. The property owners are Emmanuel Baptist Church Trustees.

Angela Hopkins, Senior Planner, presented the staff report (copy attached to record minutes).

Ms. Stodghill asked if there were any discussions on having the front parcel abutting Jefferson Avenue become neighborhood commercial. Ms. Hopkins stated no, because of the church's vision. She stated the proposed land use also balances the Police Headquarters.

Ms. Stodghill opened and closed the public hearing.

Dr. Maxwell made a motion to recommend adoption of plan amendment PLN-2021-0006 to City Council. The motion was seconded by Mr. Jones.

**Vote on Roll Call:**

**For:** Maxwell, Jones, Williams, Taylor, Grabowski, Dyess, Stodghill  
**Against:** None  
**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend adoption of plan amendment PLN-2021-0006 to City Council.

- (h) **PLN-2021-0007** Proposing land use designation change from industrial to community commercial for properties located at 6910, 6950, 7000, 7002 and 7014 Warwick Boulevard. The Parcel Nos. are 278.00.04.36, 278.00.04.35, 278.00.04.34, 278.00.04.33 and 278.00.04.28. The property owner is SDW Properties LLC.

Angela Hopkins, Senior Planner, presented the staff report (copy attached to record minutes).

Mr. Dyess asked if Planning staff evaluated any impact in the event that Newport News Shipbuilding decides to expand their parking lot further north. Ms. McAllister stated it would not be our recommendation to expand the parking lot continuing along Warwick Boulevard. She stated the neighborhood is a historic district and even though the neighbor is the shipyard, at some point we have to look at how it impacts the overall neighborhood. Ms. McAllister stated right now the neighborhood is inundated with parking lots and parking. She stated that is why there are stoplights and pedestrian lights there now. Ms. McAllister stated we have evaluated it and it is not something we would recommend.

Mr. Williams asked if there has been any inquiries to the vacant property adjacent to this area. Ms. McAllister stated some of that property is owned by the shipyard.

Mr. Dyess asked if the shipyard decides to expand their parking on the property they own would there be any negative impact on the proposed land use designation. Ms. McAllister stated she does not think so. She stated the property that we are recommending for commercial is commercial now and the land use designation is not going to change that. Ms. McAllister stated the shipyard would have to request something if they want to expand their parking lot, but as a city, we are looking at the fact that the shipyard is not the only owner of property and the only use in that area. She stated we have to look at our city as a whole with residential properties with residential property values, and commercial property that may not look as if it is something that is thriving, there are users who cannot afford to go into an industrial parks or higher end commercial sites that look to go into sites like this. Ms. McAllister stated that would be something we would have to evaluate further, but we would not encourage the expansion of parking lots because we feel with the land currently owned by the shipyard should be considered for some structured parking as opposed to continuing to build surface parking lots.

Ms. Stodghill opened and closed the public hearing.

Mr. Taylor made a motion to recommend adoption of plan amendment PLN-2021-0007 to City Council. The motion was seconded by Mr. Dyess.

**Vote on Roll Call:**

**For:** Jones, Williams, Taylor, Grabowski, Dyess, Maxwell, Stodghill  
**Against:** None  
**Abstention:** None

The City Planning Commission voted unanimously (7:0) to recommend adoption of plan amendment PLN-2021-0007 to City Council.

**G. Executive Secretary Report**

Ms. McAllister stated that, on June 22, 2021, City Council approved the conditional use permits for the HRSD sewage treatment plant on properties located at 201, 101 and a portion of 100 City Farm Road, the interior self-storage on properties located at 12994 Nettles Drive and 220 Radcliff Lane and the electronic display sign for Denbigh Presbyterian Church located at 302 Denbigh Blvd.

Mr. Taylor asked if the conditions in the HRSD application at City Farm Park were approved by City Council. Ms. McAllister stated yes.

Ms. McAllister stated that, on August 18, 2021, the Planning Commission will hear one more plan amendment. She stated there are several properties that are identified for office, but a lot of those properties are currently developed with retail commercial or other uses. Ms. McAllister stated we want to take another look at many of those office properties, the office designation and where it should go. She stated the problem is that we had more properties in the past that were zoned for office and that the office zoning is slowly disappearing, so we need to reevaluate the land use itself. Ms. McAllister stated many of those office uses are also allowed in our retail commercial zones.

Ms. McAllister stated that, on September 1, 2021 the Planning Commission will hear the Camp Morrison/Hilton Commons rezoning and an additional rezoning from M1 light industrial with proffers to C1 retail commercial with proffers for property located at 3700 Marshall Avenue.

Ms. McAllister asked for participation with the Greater Hilton Area Plan survey. She stated it can be found on our Planning website and all Newport News citizens can complete it.

Ms. McAllister stated former Planning Commissioner Lorraine Austin, who served on our Planning Commission from January, 2010 to January 2018, died along with her husband in a car accident last week. She stated the family will host a memorial service at 10:00 A.M. on August 14, 2021 at Hidenwood Presbyterian Church.



H. New Business

Ms. Stodghill welcomed Mr. Randie T. Dyess, Jr. to the Planning Commission.

Ms. Stodghill gave her condolences for Ms. Austin.

I. Adjourn

There being no further business, the meeting adjourned at 3:10 P.M.



---

Recording Secretary



---

Executive Secretary

Shown Live On  
Newport News Television  
Cox Channel 48, Verizon Channel 19  
[www.nnva.gov](http://www.nnva.gov)