

MINUTES OF THE PLANNING COMMISSION WORK SESSION
Wednesday, August 21, 2019
10th Floor City Council Conference Room
2400 Washington Avenue
Newport News, Virginia

PRESENT: Daniel L. Simmons, Jr., Chairman; Katie Stodghill, Vice-Chairwoman; Willard G. Maxwell, Jr.; Sharyn L. Fox; Mark W. Mulvaney; Michael F. Carpenter; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila McAllister, Director of Planning; Flora Chioros, Assistant Director – Current Planning; Rhonda Russell, Assistant Director – Comprehensive Planning; Latara Rouse, Neighborhood Revitalization Coordinator; Saul Gleiser, Senior Planner; Angela Hopkins, Senior Planner; Brian Pierce, Senior Planner; Johnnie Davis, Planner; Carolyn Poissant, Planner II; Lynn Spratley, Deputy City Attorney)

ABSENT: Zachary E. Wittkamp

Ms. Stodghill opened the work session at 2:00 P.M.

Ms. Stodghill introduced the first item on the agenda: Comprehensive Plan Amendments.

Ms. Russell gave a brief presentation of the comprehensive plan amendments (copy attached to record minutes).

Mr. Carpenter asked how the proposed process is different from last year's process. Ms. McAllister stated it is now an annual process instead of hearing a plan amendment in conjunction with a rezoning. She stated it will not stop a rezoning from moving forward.

Ms. Russell stated it is now an annual amendment process as opposed to a piece-meal process, so that we can consider them comprehensively. She stated this process does not preclude a rezoning action from going forward that is inconsistent with the current recommendations of the comprehensive plan. Ms. Russell stated what would happen is we would catalogue that property in our database for properties to consider in the annual comprehensive plan amendment process. Ms. Fox stated that means the Planning Commission would recommend denial for any rezoning that had not yet had the plan amendment considered. Ms. Stodghill asked what happens when a rezoning is inconsistent with the comprehensive plan. Ms. Spratley stated we have to remember that a comprehensive plan is something that is developed over time and well thought out with community input, and just to change it because somebody wants something different on a piece of land is not really how it is done. She stated this is why Planning staff wants to do it annually, to make it more of a comprehensive process where you are considering more than just that one parcel and how it impacts the entirety of the plan.

Ms. Willis asked if we approve the amended comprehensive plan amendment(s), would an applicant still need to go through a rezoning process with a sign posted on the property and adjacent property owners notified. Ms. Russell stated yes.

Ms. Fox asked why there is a hard stop at the back of the lot for the Sweetbriar Drive properties. She stated right now is it all low-density, so she is not sure why we would stop there when you have already changed the whole entrance into that area to high-density. Ms. McAllister stated right now all of the property along Sweetbriar Drive adjacent to the high-density is owned by Christopher Newport University (CNU). She stated their hard line is to how far they are going into the neighborhood. Ms. McAllister stated if they buy up all the property across the street and up to J. Clyde Morris Boulevard, then we could probably look at changing that at that time, but right now those are the properties that they currently own.

Ms. Stodghill asked what happens to medium-density residential at 22nd Street with industrial uses backing up to it. Ms. McAllister stated that area is already developed with townhouses on it. She stated the land that we are showing as industrial will require a rezoning and it is owned by the Newport News Redevelopment and Housing Authority (NNRHA) now, therefore, we will control whatever develops there. Ms. McAllister stated whatever develops there will have a buffer between itself and the existing residential and commercial uses along Jefferson Avenue.

Ms. Fox asked what is driving the change in the land use designation for industrial. Ms. McAllister stated proposed interests. Ms. Fox asked if the use would fit in with the Choice Neighborhoods Initiative (CNI). Ms. McAllister stated yes.

Ms. Fox asked if PLN-2019-0003 and PLN-2019-0004 were requested by the NNRHA in concert with CNI. Ms. McAllister stated the old waterfront lumber site was something that we recommended because it does not need to be industrial right now. She stated it is part of the redevelopment for CNI and we are not showing that site as industrial, therefore, since we are doing the annual plan amendments, we should make the adjustment now.

Ms. Willis asked if the section around Ridley Circle for CNI is going to be mixed-use, should we do that as well. Ms. McAllister stated that is part of the CNI redevelopment site. She stated it will be medium-density residential and single-family. Ms. McAllister stated there may be some changes to the zoning as we move forward with redevelopment of that site, but that is not part of the plan amendment.

Ms. Russell stated these comprehensive plan amendments will be heard at the September 4, 2019 Planning Commission public hearing and will be presented by Ms. Angela Hopkins.

Ms. Stodghill introduced the next item on the agenda: Denbigh-Warwick Area Plan Comments.

Ms. Hopkins gave a brief presentation of the Denbigh-Warwick Area Plan comments (copy attached to record minutes).

Mr. Simmons asked if the civic center would be located at Sherwood Shopping Center. Ms. Hopkins stated yes, that is what is in the plan.

Ms. Willis asked if the Fire Department has commented about their response time to Sherwood Shopping Center. Ms. Hopkins stated they are doing their own study.

Ms. Willis asked what is being done with city money at the former K-Mart site. Mr. Carpenter stated the city purchased the land. Ms. Hopkins stated we had discussion at the special joint meeting with City Council about using that space for public events until it can be designed and programmed.

Ms. Willis stated she likes the idea of six different village ideas and three mini-hubs, but it looks like all of the main hub is getting put into one spot and all of the money is going to one spot. Ms. McAllister stated none of that has been finalized yet, as it is all conceptual. Ms. Hopkins stated what the plan is showing is that the site has the capability to accommodate those services.

Mr. Simmons asked if Planning Commission is finalizing the design concept or the plan. Ms. McAllister stated we are trying to finalize the plan, not the design concept.

Mr. Mulvaney asked what can we do with the existing properties at the former K-Mart site that would make sense when we do not have the money to be able to freshen the property up to be able to facilitate pop-up events. Mr. Simmons stated anyone who wants to do a pop-up would need to bring things to enhance their event, including the city.

Ms. Fox asked why the municipal center and library are proposed to locate at Sherwood Shopping Center and not the former K-Mart site. Ms. Hopkins stated there were criteria that we used early on in the process that were vetted as to why Sherwood Shopping Center ended up being the site: it is highly visible; easily accessible by public transit; walkable or bike-able from surrounding neighborhoods; potential to anchor village center and become a central gathering place; it is on the same side of Warwick Boulevard as the existing library; proximity to greenspace; and, potential to generate economic revitalization.

Ms. McAllister stated the former K-Mart site is across the street and everyone wanted to keep everything on the other side of the road because no one wanted people to have to cross Warwick Boulevard. She stated right now you can go from the site where you are and walk down Old Courthouse Way and get to the Sherwood Shopping Center. Ms. McAllister stated what we are trying to do is get a plan adopted. She stated we know that the city owns two very prominent sites along Warwick Boulevard. Ms. McAllister stated the corner of Warwick Boulevard and Denbigh Boulevard was looked at as

creating more of a town center and allowing that to be redeveloped with the services that people wanted in the community, such as place-making. She stated that taking that prime corner for municipal services allows you to have a combination of residential and other types of uses along that corridor.

Ms. Fox stated we are going to hear this plan in October and be asked to approve it or not. She stated if there are things in it that we are not comfortable with or we do not like, we do not have to recommend approval. Ms. McAllister stated you can always vote against it. Mr. Mulvaney asked how much latitude does the Planning Commission have if we want to recommend changes to the plan. Ms. McAllister stated you can always recommend changes to the plan and if City Council approves them, Planning staff will implement those changes. She stated you can also inform City Council members about what you do not support and there will still be public discussion about what ultimately happens on each site because all of it has to get into the Capital Improvement Plan (CIP).

Mr. Mulvaney asked why insets for municipal transportation were not considered along the traffic corridor. Ms. McAllister stated it depends on whether or not the right of way is there and whether or not we have the money to do it. Ms. McAllister stated most bus systems, once they move out of traffic, find it difficult to move back into traffic and it increases their headways. She stated the time lapse of trying to move in and out of traffic creates a deficient system.

Mr. Mulvaney asked if there are any opportunities for grants for this area to be able to accomplish some of the things in the plan. Ms. Hopkins stated yes. She stated there are some opportunities the city can apply for, or the Economic Development Authority/Industrial Development Authority (EDA/IDA). Ms. Hopkins stated we are working with the Department of Development to promote and enhance what we already have.

Ms. Willis asked about citizen groups and community engagement. Ms. Hopkins stated once we begin implementation, we can evaluate opportunities where things like that can happen. Ms. Willis asked if that is something that can be put into the plan. Ms. McAllister stated she can make that as a recommendation at the public hearing.

Ms. Stodghill introduced the next item on the agenda: Short-Term Rentals.

Ms. Chioros gave a brief history of the short-term rental ordinances. She stated City Council remanded the ordinances to Planning staff on June 11, 2019. Ms. Chioros stated we have done more research and reached out to the hospitality industry. She stated she is currently reviewing other municipalities whose short-term rental ordinances have changed in the last six months. Ms. Chioros stated we have decided to hold a public meeting with the community to discuss short-term regulations and afterward we will come back to the Regulations Committee and start over. Mr. Simmons asked if the public meeting will be advertised. Ms. Chioros stated yes. Ms.

Willis asked if there was anything in particular as to why City Council remanded the ordinances. Ms. Chioros stated the hospitality industry asked for additional regulations to be considered.

Ms. Stodghill introduced the next item on the agenda: Bylaws Discussion.

Mr. Mulvaney stated a few meetings ago, we substituted the Pledge of Allegiance for the Invocation. He stated our bylaws require an Invocation; however, there was such a good response to having the Pledge of Allegiance that he would like to add it to the agenda. Mr. Mulvaney stated he would like to discuss whether the Planning Commission has the Pledge of Allegiance and the Invocation, either one or the other, leave the bylaws as is, or take out the Invocation. The Planning Commission discussed the options. Ms. Willis asked if the Planning Commission Creed is part of the bylaws. Mr. Simmons stated the Creed is part of the Call to Order. Mr. Mulvaney stated at the next public hearing, we will vote on the amendment of the bylaws to include the Pledge of Allegiance and the Creed and we will not remove the Invocation from the agenda. Ms. McAllister stated the amendment would be to Article XI and you would be adopting a new Order of Business so you can just read the amendments to the Order of Business. Mr. Mulvaney stated the Creed is actually part of Approval of the Agenda. Ms. McAllister stated we can still amend that to make it clear.

There being no further business, the meeting adjourned at 4:05 P.M.



Recording Secretary



Executive Secretary

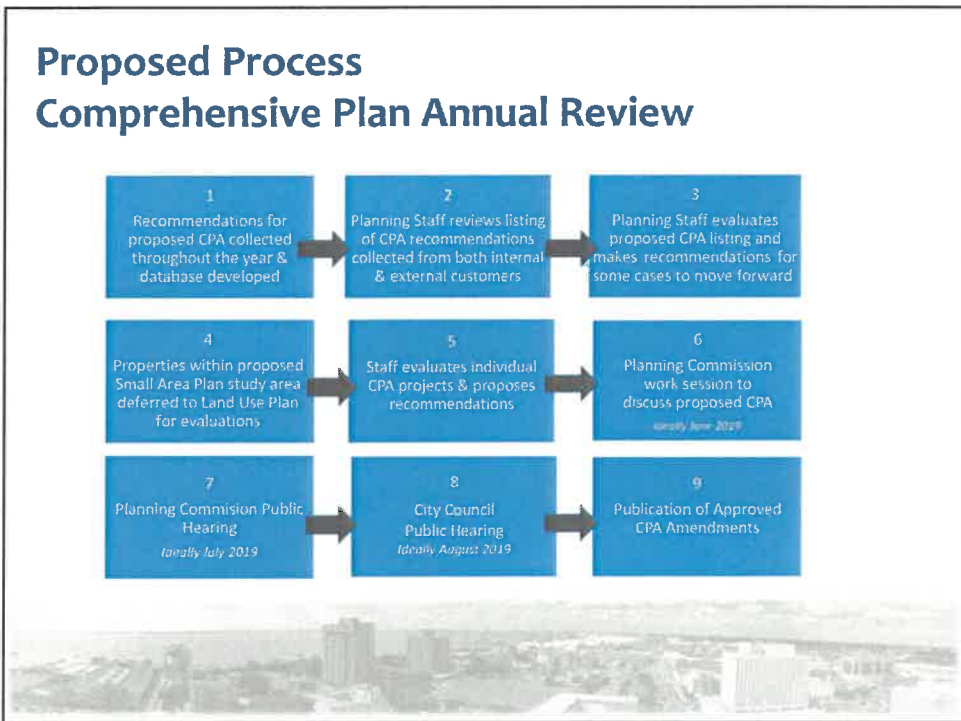
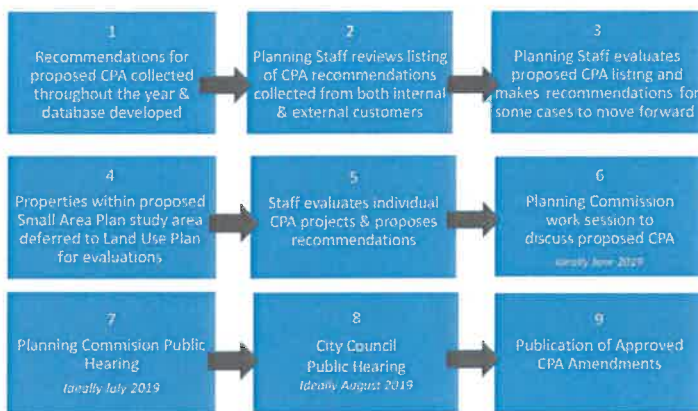


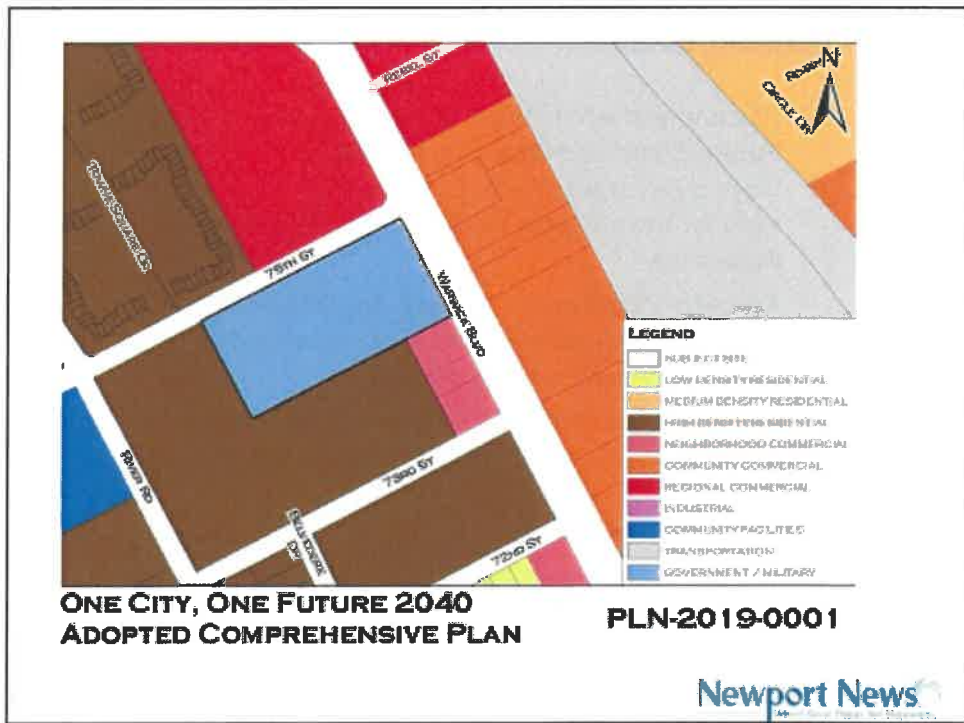
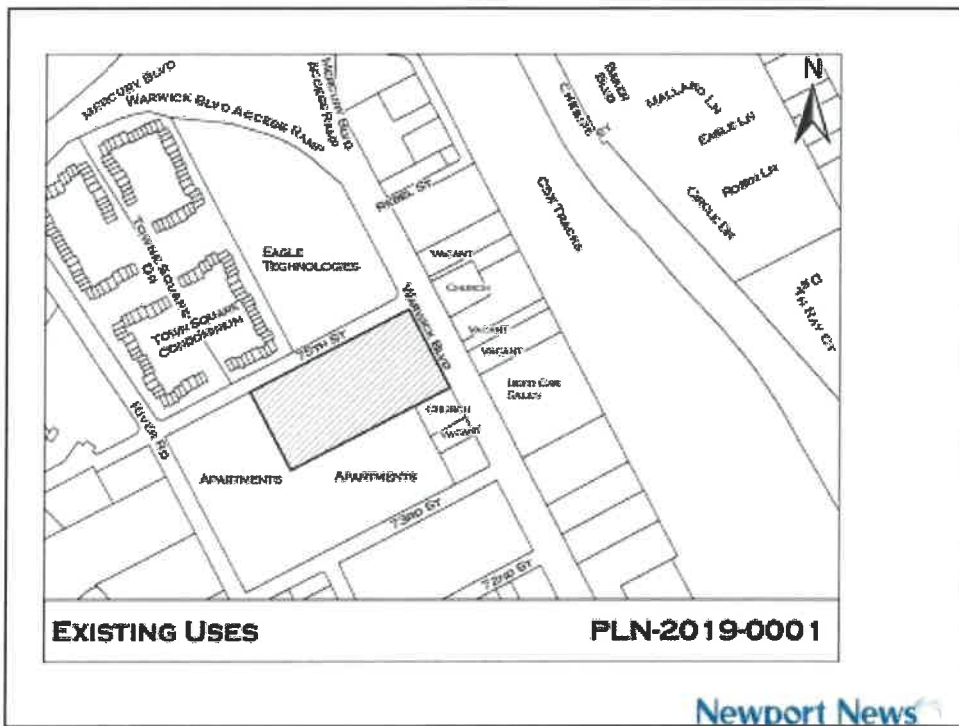
2019 Comprehensive Plan Amendments

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Planning Commission Work Session



Proposed Process Comprehensive Plan Annual Review





Let's get oriented



**CHRISTOPHER NEWPORT
UNIVERSITY FOUNDATION**

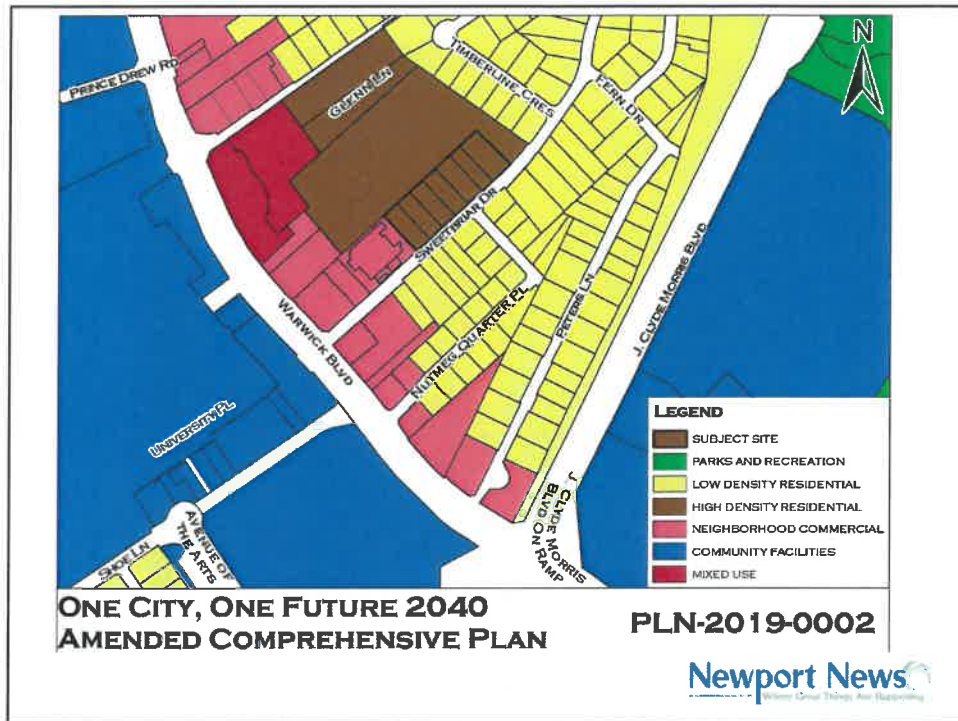
PLN-2019-0002



PLN 19-0002

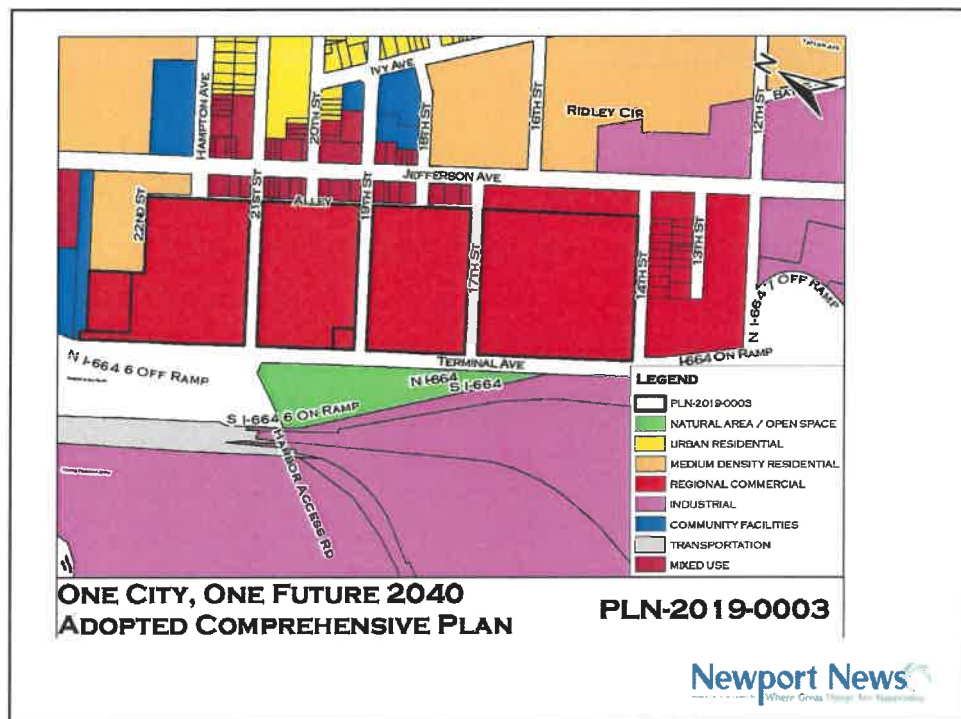
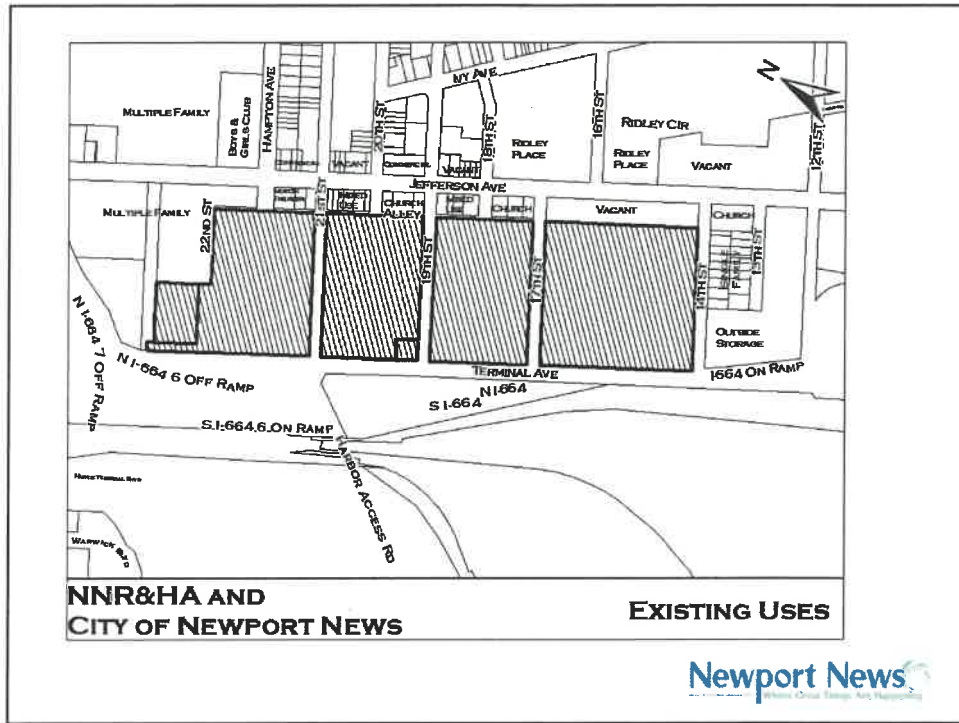
Sweetbriar Drive





Recommendation

- Amendment to the City's One City, One Future Comprehensive Plan 2040 Land Use Map, 2040 from *low density residential* to *high density residential* for the properties located at 21, 23, 25, 27, 33, 35 & 37 Sweetbrier Drive.
- High Density Residential land use designation permits residential dwellings with a density range of >16 units per acre.
- Prescriptively delineating a boundary for future encroachment is recommended to distinguish the collegiate and residential uses.



Let's get oriented



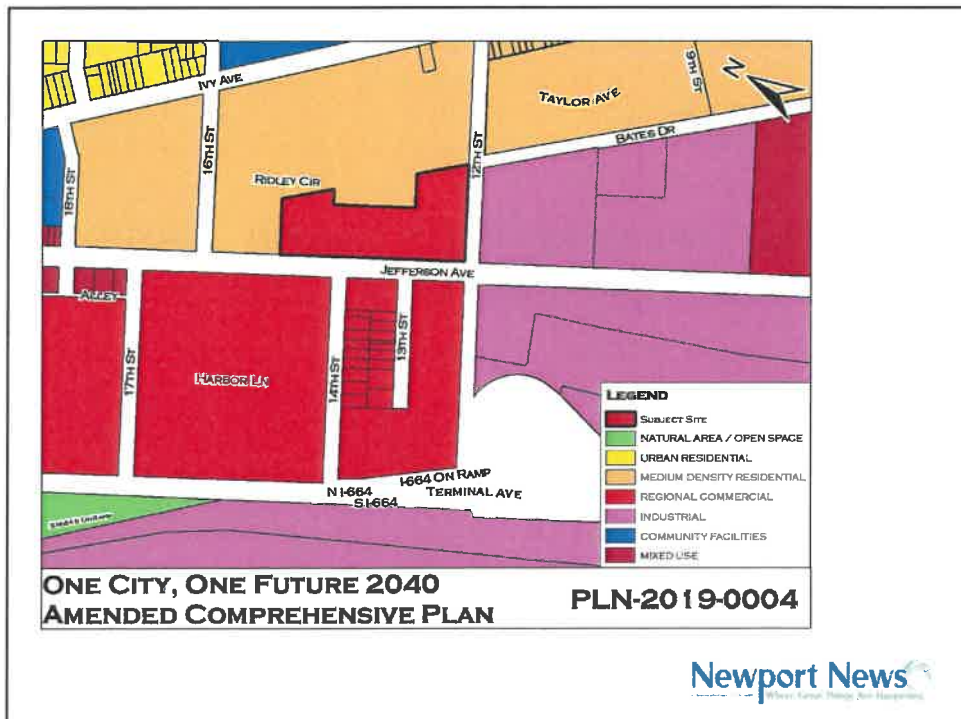
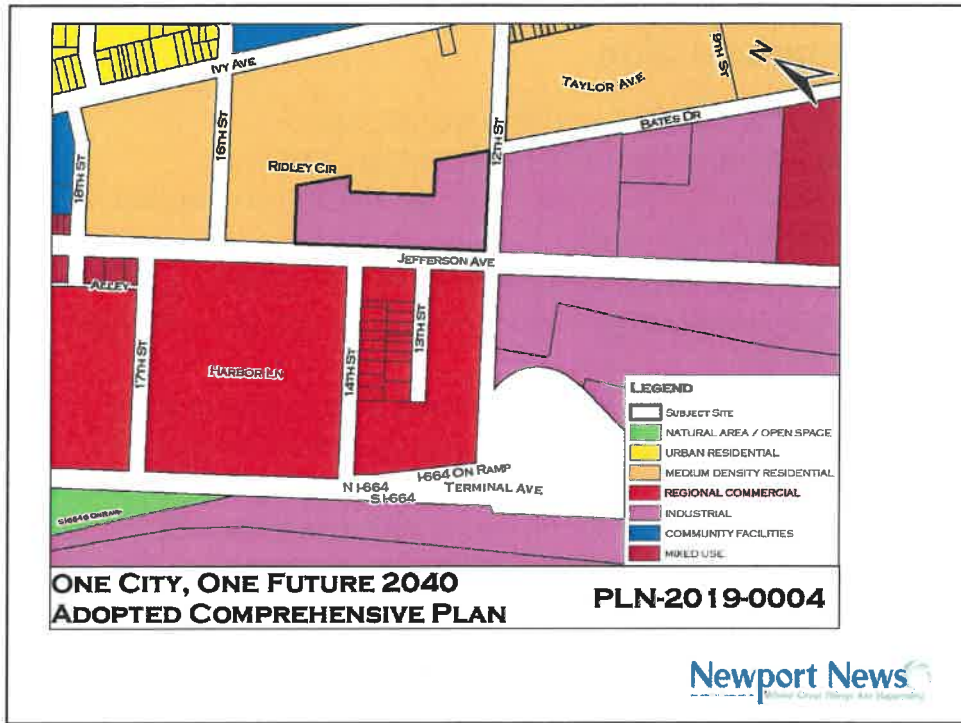
**NEWPORT NEWS REDEVELOPMENT
& HOUSING AUTHORITY**

PLN-2019-0004



PLN 19-0004







Questions



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Planning Commission Work Session



Newport News
Learn. Grow. Inspire. For Everyone.



DENBIGH-WARWICK AREA PLAN

Public Comment Period (July 16 - July 31, 2019)

- Placemaking
 - Any proposed library should be stand alone and large enough to be an arts center (performing arts as well as a cultural resource center)
 - Any proposed municipal center should large enough to encompass future expansion of these municipal services
 - Lucas Creek Road should be urbanized with mixed-use
- Connectivity
 - Installation of benches and trash cans along the corridor
 - Start with small pedestrian connections before thinking of larger pedestrian grid to parks and new library
 - Traffic improvements
 - Tabbs Lane & Sherwood Shopping Center
 - Campbell Road, Bland Blvd. & Warwick Blvd.
- Economic Revitalization
 - More businesses are needed
- Natural Systems
 - Provide more access to the water
- Land use
 - Colors are confusing
 - Keep area residential
 - Neighborhood Commercial vs. Community Commercial
- Community Engagement
 - Incorporate citizen group to help keep the DWAP moving forward