

MINUTES OF THE PLANNING COMMISSION MEETING

Wednesday, September 4, 2019

City Council Chambers

2400 Washington Avenue

Newport News, Virginia

PRESENT: Daniel L. Simmons, Jr., Chairman; Katie Stodghill, Vice-Chairwoman; Sharyn L. Fox; Mark W. Mulvaney; Michael F. Carpenter; Zachary E. Wittkamp; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila McAllister, Director of Planning; Flora Chioros, Assistant Director – Current Planning; Saul Gleiser, Senior Planner; Angela Hopkins, Senior Planner; Brian Pierce, Senior Planner; Johnnie Davis, Planner; Carolyn Poissant, Planner II; Elizabeth McRae, Landscape Planner; Robert Pealo, Deputy City Attorney; Nyoka Hall, Zoning Administrator)

ABSENT: Willard G. Maxwell, Jr.

CALL TO ORDER

Mr. Groce 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.

INVOCATION

Ms. Fox presented the invocation.

MINUTES

The minutes of the August 7, 2019 public hearing and August 21, 2019 work session were approved as presented.

PUBLIC HEARING

ONE CITY, ONE FUTURE COMPREHENSIVE PLAN 2040 AND FUTURE LAND USE AND TRANSPORTATION MAP AMENDMENTS - 2019

PLN-2019-0001. Proposing land use designation change from government/military to community commercial uses for the property located at 7401 Warwick Boulevard. The Parcel No. is 278.00.03.01. The property owner is the City of Newport News.

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

Ms. Fox asked if a rezoning had already been done on the property. Ms. Hopkins stated no. Ms. McAllister stated a conditional use permit for a day services center was approved

CPC MINUTES
PAGE 2
September 4, 2019

for the site previously. Ms. Fox asked if the conditional use permit impacts the land use or the zoning. Ms. McAllister stated no.

Mr. Simmons opened and closed the public hearing.

Mr. Mulvaney made a motion to recommend adoption of plan amendment PLN-2019-0001 to City Council with conditions. The motion was seconded by Mr. Groce.

Vote on Roll Call

For: Fox, Mulvaney, Carpenter, Stodghill, Wittkamp, Willis, Groce, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to recommend adoption of plan amendment PLN-2019-0001 to City Council.

PLN-2019-0002. Proposing land use designation change from low-density residential (density of 2 to 2.69 units per acre) to high density residential (density of 16+ units per acre) uses for properties located at 21, 23, 25, 27, 33, 35 & 37 Sweetbriar Drive. The Parcel Nos. are 230.00.02.09, 10, 11, 12, 13 and 221.00.03.08 & 73. The property owner is CNU Foundation.

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

Ms. Stodghill asked if the houses on the opposite side of the Sweetbriar properties would potentially face a four-story dormitory. Mr. Simmons stated there should be a buffer. Ms. McAllister stated right now we are just going through the land use plan. She stated how it will be developed will be determined when an application comes in for a rezoning. Ms. McAllister stated we know that the property is across the street from a single-family residential zone and we will require some protection for the single-family homes across the street.

Mr. Simmons opened the public hearing.

Mr. Doug Hornsby, Chief Executive Officer of the Christopher Newport University Real Estate Foundation, 1 Avenue of the Arts, stated the properties on Sweetbriar Drive are 600 feet deep and if and when the university determines it is time to do something and they want the foundation to do it, there is room to do things in an appropriate way. He stated the foundation has a reputation, from both the shopping center purchased and the millions of dollars spent there, to the development of the Starbucks and Chipotle site, that everything around the university is done in a Class A standard. Mr. Hornsby stated the university is an economic engine in that district and he is certain that whatever is planned, when it is brought in, it will be spectacular with appealing architecture, and it will take into account all of the good questions as to how it should look and what structures and landscaping should be between all of it. He stated all of that will be planned at a future date. Mr. Hornsby stated

today's plan amendment makes sense because we own all of the land around the properties, and their houses on Sweetbriar Drive are not in good shape.

Mr. Simmons closed the public hearing.

Ms. Fox made a motion to recommend adoption of plan amendment PLN-2019-0002 to City Council. The motion was seconded by Mr. Mulvaney.

Vote on Roll Call

For: Mulvaney, Carpenter, Stodghill, Wittkamp, Willis, Groce, Fox, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to recommend adoption of plan amendment PLN-2019-0002 to City Council.

PLN-2019-0003. Proposing land use designation change from regional commercial to industrial uses for properties located at 2200 Terminal Avenue, 520 21st Street and 1511 Harbor Lane. The Parcel Nos. are 312.03.01.01, 312.03.01.08 and 316.00.01.33. The property owners are the Newport News Redevelopment and Housing Authority and the City of Newport News.

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

Mr. Carpenter stated he and his wife recently drove through the downtown Newport News area and were very impressed with the improvements.

Mr. Simmons asked why the two yellow blocks adjacent to 22nd Street were separated from the boundary lines. Ms. McAllister stated those properties are currently developed with townhouses.

Mr. Simmons asked if the alley running between the properties would remain. Ms. McAllister stated yes, the alley will remain.

Ms. Stodghill asked what is in the square at the end of 19th Street. Ms. McAllister stated that is a pump station.

Mr. Simmons opened and closed the public hearing.

Mr. Mulvaney made a motion to recommend adoption of plan amendment PLN-2019-0003 to City Council. The motion was seconded by Ms. Willis.

Vote on Roll Call

For: Carpenter, Stodghill, Wittkamp, Willis, Groce, Fox, Mulvaney, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to recommend adoption of plan amendment PLN-2019-0003 to City Council.

PLN-2019-0004. Proposing land use designation change from industrial to regional commercial uses for property located at 1200 Jefferson Avenue. The Parcel No. is 316.00.02.48. The property owner is the Newport News Redevelopment and Housing Authority.

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

Mr. Simmons opened and closed the public hearing.

Ms. Fox made a motion to recommend adoption of plan amendment PLN-2019-0004 to City Council. The motion was seconded by Mr. Carpenter.

Vote on Roll Call

For: Stodghill, Wittkamp, Willis, Groce, Fox, Mulvaney, Carpenter, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to recommend adoption of plan amendment PLN-2019-0004 to City Council.

EXECUTIVE SECRETARY REPORT

Ms. McAllister stated on September 18, 2019 the Planning Commission will hear a special exception at 10 Sweetbriar Drive. She stated the Denbigh-Warwick Area Plan will be heard by the Planning Commission on October 2, 2019.

NEW BUSINESS

Amendment to Planning Commission Bylaws Article XI. Business Procedures, Section 1. Order of Business

Mr. Simmons stated we have a proposed amendment to our bylaws to include the Planning Commission creed and the Pledge of Allegiance. He read the Business Procedures.

Mr. Carpenter asked what is the law for using certain words such as "God" or "Jesus." Mr. Pealo stated the City Attorney's office can look into that and give a more formal response, but in general you should not favor one sect over another, which is why City Council invites different pastors from the community to different meetings so that it is not always one person from the same faith giving the invocation. Mr. Simmons stated he likes that idea. Ms. Fox asked if that can be left for discussion at another time.

CPC MINUTES
PAGE 5
September 4, 2019

Ms. Willis made a motion to amend the bylaws to read "Creed and Approval of the Agenda" and "Invocation and Pledge of Allegiance". The motion was seconded by Mr. Mulvaney.

Vote on Roll Call

For: Wittkamp, Willis, Groce, Fox, Mulvaney, Carpenter, Stodghill, Simmons

Against: None

Abstention: None

The Planning Commission voted unanimously (8:0) to approve the amendments.

There being no further business, the meeting adjourned at 2:45 P.M.



Recording Secretary



Executive Secretary