

MINUTES OF THE PLANNING COMMISSION MEETING
Wednesday, February 18, 2009
City Council Chambers
2400 Washington Avenue
Newport News, Virginia

PRESENT: J. Doug Coenen, Jr., Chairman; Sharyn Fox, Vice-Chairman; V. Albea; R. George Hubbard; Lucille Lowery; Wesley Maxwell; H. Eugene Roberts; (Staff: Al Riutort, Director of Planning; Sheila W. McAllister, Assistant Director of Planning; Kathy James-Webb, Manager of Environmental Planning; Angela Hopkins, Senior District Planner; Johnnie Davis, Planner-Planning Services; Sandy Hitchens, Planning Technician; Lynn Sugg, Senior Assistant City Attorney; Christine Mignogna, Zoning Administrator)

ABSENT: Cleon Long, Clara P. Swanson

INVOCATION

Ms. Fox read the Planning Commission's purpose as stated in Section 15.2-2210 of the Code of Virginia. She made a motion to adopt the agenda before the Planning Commission. Mr. Hubbard seconded the motion. The City Planning Commission voted to adopt the agenda by acclamation.

Mr. Maxwell presented the invocation.

MINUTES

The minutes of February 4, 2009, were approved as amended.

PUBLIC HEARING

S.E. 2816, Maglene H. Craig. Requests a special exception to expand a residential use located on a nonconforming lot with less than 50 feet of frontage by constructing an addition at the rear of a single family residence on a 0.10 acre parcel located at 1340 23rd Street and zoned R4 Single Family Dwelling. The Parcel No. is 308.01-01-13.

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

Mr. Hubbard asked what did the 35 feet shown on the plat represent. Ms. Hopkins responded that it represents the distance from the rear of the addition to the rear property line. Mr. Hubbard asked if 35 feet is sufficient. Ms. Hopkins replied that it is.

Mr. Maxwell asked if there is an alleyway in the rear of the property. Ms. Hopkins responded that the alleyway had been vacated.

The Chairman declared the public hearing open.

Mr. Darryl Fenner, 13452 Waters Edge Court, Carrollton, stated that he is the contractor for the applicant, Ms. Maglene Craig, who is interested in an addition to her two-story home. He stated that she has been sleeping in her living room because she is unable to go upstairs. Even if a ramp is installed that will lead to the second floor, it will not be suitable with the design of the staircase. Mr. Fenner stated that the applicant is asking that the Planning Commission recommend approval of the request.

The Chairman declared the public hearing closed.

Mr. Albea made a motion to recommend approval of the special exception with conditions as recommended by staff to the Board of Zoning Appeals. Ms. Fox seconded the motion.

Vote on Roll Call

For: Roberts, Lowery, Maxwell, Fox, Albea, Hubbard, Coenen

Against: None

Abstention: None

The Planning Commission voted unanimously (7:0) to recommend approval of the special exception with conditions as recommended by staff to the Board of Zoning Appeals.

EXECUTIVE SECRETARY REPORT

Mr. Riutort stated that on February 17, 2009, the Board of Zoning Appeals approved special exception S.E. 2814, Newport News Redevelopment and Housing Authority for a special exception to reduce the required transitional buffer area from 30 to 10 feet along the northern, eastern, and southern property lines to allow for the operation of a small and large motor vehicle repair and service facility on six parcels totaling 1.09 acres located at 607 33rd Street, 613 33rd Street, 620 34th Street, 3300 Jefferson Avenue, 3308 Jefferson Avenue, and 3314 Jefferson Avenue.

Mr. Riutort stated that all of the Commissioners should have received a copy of the By-laws, which have not been reviewed or updated for quite some time. Because there are no agenda items for the Planning Commission meeting of March 18, 2009, that would be a good opportunity to go over the By-laws and it will be held in the City Council conference room on the 10th floor of the City Hall building.

Mr. Riutort informed the Planning Commission that the Virginia American Planning Association will be having their annual conference in Williamsburg from March 25 – 27, 2009, and if anyone is interested in attending there is enough money in the budget to pay the registration fee for two or three Commissioners. Any other expenses will be at

the Commissioner's expense. He stated that the Chairman can decide which Commissioners will be able to attend.

COMMITTEE REPORTS

Mr. Hubbard asked what other committees are currently active that the Planning Commission has involvement. Mr. Coenen replied the committees are as follows:

1. *Framework for the Future* comprehensive plan task forces
2. Regional Business District (RBD)
3. Regulations
4. CDBG Application Committee
5. Subdivision Review Board

Mr. Riutort stated that another committee is the Historic Lee Hall Overlay District Committee. Ms. Fox asked if she could receive a copy of the list of the Planning Commission appointed committees. Mr. Riutort responded that once the updated list has been completed she will receive a copy.

There being no further business, the meeting adjourned at 2:14 P.M.

Recording Secretary

Executive Secretary