

# Agenda

## Newport News Planning Commission

City Council Chambers

2400 Washington Ave

Wednesday, September 2, 2020, 2:00 PM

City of  
**NEWPORT NEWS**  
Virginia



|  | Page    |
|--|---------|
| <b>A. Call to Order</b>  |         |
| <b>B. Planning Commission Creed and Approval of the Agenda</b>   |         |
| <b>C. Invocation</b>   |         |
| <b>D. Pledge of Allegiance</b>   |         |
| <b>E. Minutes</b>  |         |
| (a) <a href="#">City Planning Commission - August 5, 2020</a>  | 3 - 12  |
| <b>F. Public Hearing</b>   |         |
| (a) <b><u>CZ-2020-0002, REMYD, LLC AND EQUITY TRUST COMPANY DBA STERLING TRUST</u></b> Request a change of zoning from C1 Retail Commercial to C2 General Commercial with proffers to allow for the operation of an automobile sales/used car dealership on properties located at 12940 & 12944 Jefferson Avenue. The combined parcel area is 0.65 acres. The <i>One City, One Future 2040 Comprehensive Plan</i> recommends Neighborhood Commercial uses for the properties. The Parcel Nos. are 073.00.01.05 and 073.00.01.06. <b>(Contact Planner: Saul Gleiser at 757-926-8076)(Deferral)</b><br><a href="#">CZ-2020-0002 Deferral Request</a>   | 13 - 14 |
| (b) <b><u>CU-2020-0006, REMYD, LLC AND EQUITY TRUST COMPANY DBA STERLING TRUST</u></b> Request a conditional use permit to allow for the operation of an automobile sales/used car dealership on properties located at 12940 & 12944 Jefferson Avenue. The combined parcel area is 0.65 acres. The parcels are zoned C1 Retail Commercial pending a change of zoning to C2 General Commercial to allow for the use. The <i>One City, One Future 2040 Comprehensive Plan</i> recommends Neighborhood Commercial uses for the properties. The Parcel Nos. are 073.00.01.05 and 073.00.01.06. <b>(Contact Planner: Saul Gleiser at 757-926-8076)(Deferral)</b><br><a href="#">CU-2020-0006 Deferral Request</a> | 15 - 16 |
| (c) <b><u>CU-2020-0007, DEER RUN HOLDINGS, LLC.</u></b> Requests a conditional use permit to allow for the operation of a church on a portion of property located at 781 Industrial Park Drive, Suite D. The parcel area is 4.7156 acres and is zoned M1 Light Industrial. The <i>One City, One Future 2040 Comprehensive Plan</i> recommends Industrial uses for the parcel. The Parcel Number is 054.00.04.09. <b>(Contact Planner: Carolyn Poissant at 757-926-3833)(To be heard by City Council on September 22, 2020)</b>   | 17 - 34 |

[CU-2020-0007 CPC Staff Report](#)

- (d) **COMP PLN TEXT-2020-0001.** Proposing text amendment to Chapter 5, Section 5.1 Land Use Designations and Overlays of the *One City, One Future 2040 Comprehensive Plan* to change the density ranges of the following residential land use designations very low density, low density, urban residential, medium density and high density and to include industrial to the definition of the regional commercial land use designation. **(Contact Planner: Angela Hopkins at 757-926-8077)(To be heard by City Council on September 22, 2020)** 35 - 39

[COMP PLN TEXT-2020-0001 CPC Staff Report](#)

- (e) **PLN-2020-0001.** Proposing land use designation change from industrial to regional commercial for a portion of property located at 701 Jefferson Avenue (specifically lease address 917 Jefferson Avenue). The Parcel No. is 319.00.01.01. The property owner is the City of Newport News. **(Contact Planner: Angela Hopkins at 757-926-8077)(To be heard by City Council on September 22, 2020)** 40 - 49

[PLN-2020-0001 CPC Staff Report](#)

- (f) **PLN-2020-0002.** Proposing land use designation change to expand the existing regional commercial land use designation for a portion of property located at 1511 Harbor Lane. The Parcel No. is 316.00.01.13. The property owner is the Newport News Redevelopment and Housing Authority. **(Contact Planner: Angela Hopkins at 757-926-8077)(To be heard by City Council on September 22, 2020)** 50 - 59

[PLN-2020-0002 CPC Staff Report](#)

- (g) **PLN-2020-0003.** Proposing land use designation change from community facilities to urban residential for properties located at 109 and 111 Main Street. The Parcel Nos. are 263.00.06.64 and 263.00.06.65. The property owners are John Scott & Sara Graves Streker and 3M&K Properties LLC. **(Contact Planner: Angela Hopkins at 757-926-8077)(To be heard by City Council on September 22, 2020)** 60 - 69

[PLN-2020-0003 CPC Staff Report](#)

**G. Executive Secretary Report**

**H. Committee Reports**

**I. Unfinished Business**

**J. New Business**

**K. Adjourn**