

MINUTES OF THE PLANNING COMMISSION MEETING

Wednesday, May 2, 2018

City Council Chambers

2400 Washington Avenue

Newport News, Virginia

PRESENT: PRESENT: Mark W. Mulvaney, Chairman; Daniel L. Simmons, Jr., Vice-Chairman; N. Steve Groce; Sharyn L. Fox; Michael F. Carpenter; Katie Stodghill; Elizabeth W. Willis; (Staff: Sheila McAllister, Director of Planning; Britta Ayers, Manager of Comprehensive Planning; Flora Chioros, Planning Coordinator; Latara Branch, Neighborhood Revitalization Coordinator; Saul Gleiser, Senior Planner; Angela Hopkins, Senior Planner; Garrett Morgan, Senior Planner; Brian Pierce, Planner II, David Watson, Planner; Johnnie Davis, Planner; David Freeman, Assistant to the City Manager; Eoghan (Owen) Miller, Management Analyst; Lynn Spratley, Deputy City Attorney; Christine Mignogna, Zoning Administrator; Bryan Stilley, Engineer III; Elizabeth McCoury, Redevelopment Project Manager; Sandra Powell, Director of Community Development, Detective William Nesbitt) **Guests:** Yugonda Sample-Jones, Celeita Scott and A'na Grace

ABSENT: Willard G. Maxwell, Jr.; Zachary E. Wittkamp

CALL TO ORDER

Mr. Carpenter 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

Mr. Simmons presented the invocation.

MINUTES

The minutes of the April 18, 2018 public hearing and April 18, 2018 work session were approved as presented.

PUBLIC HEARING

CONDITIONAL USE PERMITS

CU-2018-0002, Mitchell Kirsner and Elite Pawn Shop, LLC. Request a conditional use permit to allow for the operation of a pawn shop at 10117 Jefferson Avenue. The property contains 0.24 acres and is zoned C1 Retail Commercial. The Parcel No. is 259.00.01.09.

CPC MINUTES
PAGE 2
May 2, 2018

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

Ms. Fox asked how many pawn shops have come into the city in the last five years. Mr. Gleiser stated we have only had one request. Ms. Fox asked if the proposed pawn shop is already located in the same neighborhood. Mr. Gleiser stated it is in an area zoned C2. He stated the existing pawn shop does not abut residential in its current location; however, the proposed pawn shop does. Ms. Fox asked if the conditional use permit for the existing pawn shop expires in two years if nobody moves into that space. Mr. Gleiser stated that if no one with a pawn shop moves into the space, the grandfathered status is lost. Ms. Fox asked if there is a great demand for pawn shops. Mr. Gleiser stated the new pawn shop that opened on Warwick Boulevard and Industrial Park Drive bought the assets from an existing pawn shop in a C2 area and afterward the pawn shop closed and a new one opened in that location. Ms. Fox stated we have ten pawn shops and only one new one opened in five years. Mr. Gleiser stated that is correct. Ms. Fox asked if all of the pawn shops have video equipment. Mr. Gleiser stated he does not know because most of them do not have a conditional use permit and there are no conditions imposed upon them.

Mr. Simmons asked how many of the 10 existing pawn shops have a conditional use permit. Mr. Gleiser stated one.

Mr. Carpenter asked when the zoning text change that now requires a conditional use permit was requested by the Police Department. Mr. Gleiser stated it was 2011. Mr. Carpenter asked have we only had one pawn shop open since then. Mr. Gleiser stated no, we have had other requests that have been denied. He stated there has only been one that was approved. Mr. Carpenter asked if Elite Pawn Shop moves 50 yards to a new location, would that make it possible for two pawn shops to be in that area. Mr. Gleiser stated yes. He stated there is a third pawn shop two blocks from the proposed location in the Ivy Farms shopping center. Mr. Carpenter asked why the city defines pawn shops as a nuisance use. Mr. Gleiser stated the nuisance use is based on the Police Department's recommendation, which is one of the issues that City Council considers when they started requiring conditional use permits for pawn shops.

Ms. McAllister stated the zoning behind Elite Pawn's current location is Office; however, there are three residential houses that were built in that Office zone after Elite Pawn was already there.

Mr. Mulvaney opened the public hearing.

Mr. Johnny Cope, 11836 Canon Boulevard, Attorney for the applicant, stated he has represented the applicant, Mr. Phillip Epstein for 40 years. He stated Mr. Epstein's family has been in the pawn shop business for 70 years and in Newport News for 50 years. Mr. Cope stated Mr. Epstein is currently renting a place that backs up to three residential lots and has been at that location for 16 years. He stated Mr. Epstein wants

to own his own store which involves purchasing the proposed location and obtaining a conditional use permit. Mr. Cope stated Mr. Epstein is only moving four doors down the street. He stated if Mr. Epstein's current landlord terminated his lease, under theory of the city, he would be out of business because he could never get another shop in the city of Newport News. Mr. Cope stated Mr. Epstein does not deal in firearms. He stated he is offended that the city considers pawn shops a nuisance because it is a reputable business. Mr. Cope stated the current location has three residences behind it whereas the proposed location would have two residences behind it. He stated it defies logic that only one pawn shop has been opened in the last five years in the city. Mr. Cope stated the city does not have a reasonable expectation to think that another pawn shop is going to open four doors down. He stated the proposed location is currently a head shop, which should be defined as a nuisance. Mr. Cope stated it would be an asset to the city for Mr. Epstein to move his pawn shop to the proposed location.

Ms. Fox asked if the residences came in after the establishment of the pawn shop's current location. Ms. McAllister stated those residences came in through a conditional use permit. She stated the property had been vacant and was zoned O1 Office. Ms. McAllister stated the shopping center and Elite Pawn were already there when those houses were built. Mr. Gleiser stated the shopping center is zoned C2, so there is no requirement for a conditional use permit. Mr. Mulvaney stated the houses adjacent to the proposed location will have existed before the pawn shop. Mr. Gleiser stated that is correct.

Mr. Philip Epstein, 17 Westmont Drive, Hampton, applicant, stated he was available for questions.

Mr. Carpenter asked if Mr. Epstein plans to sell firearms at the proposed location. Mr. Epstein stated no.

Ms. Fox asked if Mr. Epstein has video cameras in his store. Mr. Epstein stated yes, we have security cameras. Ms. Fox asked if he keeps itemized records of everything taken in and sold. Mr. Epstein stated yes. He stated everything taken in is recorded on "Leads Online", which goes directly to the Police Department. Ms. Fox asked how much inventory is stolen goods. Mr. Epstein stated he rarely gets stolen merchandise, maybe twice a year. Ms. Fox asked if the Police Department is alerted in those instances. Mr. Epstein stated yes, they are the ones that get the alert, and then he is notified and puts a hold on the item for the Police Department. Mr. Carpenter asked if the "Leads Online" is a requirement. Mr. Epstein stated yes, it is mandated by state law. Mr. Mulvaney asked if everything that comes in is inventoried and documented by the Police Department before being placed on sale. Mr. Epstein stated jewelry is the only thing we have to photograph and everything else is given a line description when we take it in. Ms. Stodghill asked if security cameras are on the outside of the shop as well as the inside of the existing pawn shop. Mr. Epstein stated they are just on the inside; however, his plans are to install outside cameras around the whole building at the proposed location. Ms. Fox asked why there is so much concern about the amount

of stolen property passing through existing pawn shops. Mr. Epstein stated he has not seen it. He stated he does not understand why pawn shops are considered a nuisance use or why they are considered houses for stolen merchandise. Mr. Epstein stated we help people at their time of need to pay monthly bills, etc.

Ms. Willis stated she did some research on pawn shops and one thing that protects people from selling stolen goods is that they loan money to people, and then the people come back to get their items. She stated it is a short term loan. Ms. Willis asked how much of Mr. Epstein's business is done as a pawn. Mr. Epstein stated approximately 80%. Ms. Willis asked if he would take in an item with a price tag on it, such as a new-in-box chainsaw. Mr. Epstein stated he would not take it. Ms. Willis asked if that is a habit of other pawn shops. Mr. Epstein stated, from his understanding, yes. Ms. Willis stated that is where she sees a problem where other pawn shops are accepting obvious stolen goods. Ms. Willis asked if an item is subjected to being inventoried and documented with the Police Department if it is part of a pawn transaction. Mr. Epstein stated yes, it is required by law that each item is reported. Ms. Willis asked if customer information for pawn transactions is included in that inventory process. Mr. Epstein stated yes. Ms. Willis asked if the Police Department would look at the customer name if they were a repeat customer. Mr. Epstein stated yes. Ms. Willis asked if Mr. Epstein has had the Police investigate his business because the same name comes in repeatedly. Mr. Epstein stated it has happened in the past. Ms. Willis stated per state code, it is not encouraged that Mr. Epstein call the Police if that happens. She stated they would have the same information. Mr. Epstein stated that is correct. Ms. Willis stated when they say pawn shops are a nuisance with criminal activity, it is not because of what Mr. Epstein is doing, but the people that are bringing items into his business. Mr. Epstein stated he does not do any dirty business. He stated he has been a law abiding business man for many years and in the pawn shop business himself for over 30 years. Ms. Willis stated this is about what could come into the existing location once he leaves. Mr. Epstein stated it is a possibility, but very doubtful that close to his proposed location.

Mr. Mulvaney asked why it would be doubtful that another pawn shop would not want to compete in an area where if someone drives up, they are both accessible. Ms. Willis stated it is a marketing strategy to put like businesses together. Mr. Epstein stated the pawn shop business is different. He stated pawn shops give you an option of who you want to work with. Mr. Epstein stated a lot of people come in to compare quotes. Mr. Mulvaney asked how long it takes Mr. Epstein to inventory and document items for the Police Department before it can be sold. Mr. Epstein stated most items we can put on the floor immediately; however, we have to hold onto jewelry for 30 days. Ms. Fox asked if an item is entered into the "Leads Online" before it can be sold. Mr. Epstein stated yes. He stated the Police Department gets the "Leads Online" immediately. Ms. Fox asked if the Police found out Mr. Epstein had bought something stolen and had given the thief money, would Mr. Epstein be out of that money. Mr. Epstein stated yes, if we still have the stolen item, and the Police take it, we are out of that money.

Ms. Stodghill stated her office is close to a pawn shop in Hilton Village and there is a lot of loitering. She asked what is going to keep people from hanging around Mr. Epstein's proposed pawn shop. Mr. Epstein stated he does not allow loitering of any kind, unless they are doing business. Mr. Mulvaney asked Mr. Epstein how he enforces that. Mr. Epstein stated he will tell loiterers to leave, and if they do not leave he will call the Police to have them removed.

Mr. Rick Epstein, 119 Dandy View Lane, Yorktown, spoke in favor of the application. He gave a brief history of the Epstein family pawn broker business. Mr. Rick Epstein stated Mr. Philip Epstein's business is restrained in its current location because of the size of the store, and with today's economy you need to go bigger to succeed. He stated the store is very tight and the shopping center rents are really high. Mr. Rick Epstein stated Mr. Philip Epstein is in a 1,500 square foot location and with so many people needing money to make it through the week, pawning items is the easiest way to make money. He stated banks and title loans do not give people the money they need as quick or easy as a pawn broker can, and you can get your merchandise back very easily because the pawn shop is not trying to take your stuff. Mr. Rick Epstein stated Mr. Philip Epstein has enough experience to know the kind of people who are bringing in stolen merchandise and he does not deal with them. He stated Mr. Philip Epstein's store is very clean and you feel comfortable in there. Mr. Rick Epstein stated the proposed location is close to the current location and Mr. Philip Epstein's established clientele. He stated Mr. Philip Epstein's customers will not go to another pawn shop because he has helped them get through hard times so they are loyal to him.

Mr. Mulvaney asked if there is a high interest rate put on merchandise when you pawn it. Mr. Rick Epstein stated no, it is 10% per month, so if you borrow \$100 the interest is \$10. He stated Mr. Philip Epstein wants to loan people the least amount of money so it is easier for them to buy their merchandise back. Mr. Rick Epstein stated that means the interest rates are low and the merchandise will still have value when they get it back. He stated a lot of people leave things in the pawn shop for years and just pay month to month because it is a family heirloom and they do not want to lose it.

Mr. Mulvaney asked what is the percentage of pawned items compared to merchandise sales. Mr. Rick Epstein stated it is approximately 80% because people really want to keep their items, but that does not always happen. He stated there is a difference in the money you are going to get because if you are pawning something you will get less for it than if Mr. Philip Epstein buys it from you. Mr. Rick Epstein stated most people will pawn an item and pay monthly interest to keep their item. He stated items are held for 30 days and if a payment is not made the item goes on sale.

Detective William Nesbitt, Newport News Police Department, stated the request for denial of Mr. Philip Epstein's application is not a personal attack on him. He stated he likes Mr. Philip Epstein and they have had a great working relationship over the past 8 years. Detective Nesbitt stated Mr. Philip Epstein keeps a clean shop and is cooperative when he is requested to work with the Police during investigations. He

stated the concern the Police Department has is if Mr. Philip Epstein is allowed to move his location to another building, it leaves his current location open to become another pawn shop. Detective Nesbitt stated he can dispute the claim that pawn shops will not open near each other. He stated we have two pawn shops that were located directly behind each other until one location burned down and the owners moved their inventory to a second location in the city. Detective Nesbitt stated the issue became a competition between price differences and one location became better known to purchase firearms than the adjacent location, even though that was not their main business. He stated Mr. Gleiser was incorrect in stating that only one pawn shop has opened in the city over the past five years, because we have had an additional pawn shop open at 74th Street and Jefferson Avenue known as Number One Pawn, and after our investigation and undercover operation we arrested the owner and had the business closed down. Detective Nesbitt stated that particular pawn broker was in arrears with the city and state taxes of almost \$200,000. He stated they were able to hide taxes and forge tax records so they could make more money and not have to pay taxes, and that was only one part of the investigation. Detective Nesbitt stated the owner of Mario's Pawn located at 31st Street and Jefferson Avenue was allowed to open a Mario's 2 Pawn Shop in that same location because of the zoning ordinance that allows pawn shops to open where they have been grandfathered in. He stated he has no animosity toward Mr. Philip Epstein, but he is assigned as a pawn shop detective and it is his job to oversee and enforce all state and local laws regarding pawn shops and gold and precious metal dealers, so he would be derelict in his duty to not come and plead his case with Mr. Philip Epstein moving to another location and having the ability of another pawn shop opening a block away. Detective Nesbitt stated the notion that another pawn shop will not open due to competition is not true. He stated when you have two pawn shops that are close to each other it becomes a competition where one pawn shop may give you \$0.50 on the dollar for gift cards that are sold at pawn shops and another pawn shop could offer \$0.45, so it becomes a competition. Detective Nesbitt stated that is our concern about more pawn shops opening in the city. He asked that Planning Commission be aware that there are two more pawn shops that could be opening in Denbigh because the pawn shop that burned down in Denbigh has been remodeled and has a year left on the grandfather clause, and the owner of a pawn shop located at Denbigh Boulevard and Warwick Boulevard is quitting the business and leaving his location sometime this month. Detective Nesbitt stated that would be another building where someone could come in and open another pawn shop.

Mr. Simmons asked if merchandise comes into a pawn shop and is not run on the "Leads Online" program, is it still inventoried or documented. Detective Nesbitt stated no, it is not. Mr. Simmons asked if Detective Nesbitt runs into that issue frequently. Detective Nesbitt stated yearly. He stated he can leave today's public hearing and go to any pawn shop in the city and find items that have not been inventoried or would be considered stolen. Mr. Simmons asked if it is up to the owner to validate and enter the items into the "Leads Online" program. Detective Nesbitt stated that is correct. He stated when a pawn shop buys an item they are supposed to log it in so the Police can view it.

Ms. Fox asked how often Detective Nesbitt is in court prosecuting people for offenses at pawn shops. Detective Nesbitt stated there are several cases each year. He stated it is not as easy as it sounds to prosecute a pawn broker for possessing stolen property because the law allows them such a broad gray area. Detective Nesbitt stated if the pawn broker is not told it is stolen merchandise then we cannot prosecute. He stated there is a process that you have to do to prosecute someone for that. Detective Nesbitt stated the investigation into the pawn broker who was arrested for tax fraud took 6 or 7 months. He stated we do not have the resources to do that to every pawn shop. Detective Nesbitt stated he had 12 cases last year and he is currently investigating 6 now. He stated a lot of the people who come into a pawn shop that are retail thieves live in hotels, give fake addresses and use old identification cards with addresses that are not valid, so he cannot just go out and arrest someone because sometimes it is very difficult to track someone down. Detective Nesbitt stated that, as far as being notified, there is a state code for gold and precious metal dealers that states if a dealer suspects an item is stolen they must call the Police Department and notify them. He stated that rule does not apply to pawn brokers, so if you ask a pawn broker if they are cooperative with the Police, they are when the Police come to them, but they do not contact the Police independently because you cannot profit from having a customer arrested every time you think someone is selling you stolen merchandise. Detective Nesbitt stated it makes it difficult for him to investigate stolen property because we have to look for it, come across it or get a complaint from someone in order to investigate that.

Ms. Stodghill asked if, for a city of our size, do we have more pawn shops than other cities or less. Detective Nesbitt stated Newport News is about the same size as Hampton and they have roughly the same amount if not more than Newport News. He stated James City County does not allow pawn shops in their city, but they have two gold and precious metal dealers. Detective Nesbitt stated York County has one pawn shop and the rest of the businesses are gold and precious metal dealers. Ms. Stodghill asked if we have 10 pawn shops. Detective Nesbitt stated yes.

Ms. Willis asked if, since 2011, if anyone has kept track of the amount of criminal activity in the city relating to pawn shops. Detective Nesbitt stated we have implemented our reporting system for approximately 4 years and in the narrative section you can check whether an item is pawn shop related. He stated we tried to figure out a way to relate pawn shop crime and statistics but it is hard for our analysis to do that, so whenever that block is checked, we can go into our reporting system and pull up pawn shop related incidents which would give us a stat in our reporting systems. Detective Nesbitt stated personally, there is criminal activity in pawn shops every day. He stated he is not disparaging pawn shop owners, but it is a reality. Detective Nesbitt stated as far as stats, five days a week you can count on some kind of criminal activity going on in a pawn shop.

Ms. Willis stated when you compare a pawn shop to criminal activity, you can go to the mall and there will be people stealing, employees bringing things home or not selling items at full-price to their friends, and people in the parking lots either attacked or

CPC MINUTES

PAGE 8

May 2, 2018

robbed, but we do not shut down the malls because there might be a criminal element there. She stated if a pawn shop is a nuisance with a criminal element, if you shut down everything that could possibly cause crime we would have to shut the whole city down. Ms. Willis stated it is not the business causing the criminal activity, it is the criminals. Detective Nesbitt stated he disagrees when generalizing crime within the city. He stated if a business in a mall was complacent and a co-conspirator in having someone come in and commit crimes, that is different than a crime of opportunity where someone walks into a mall and steals something and leaves. Detective Nesbitt stated crimes where a person steals an item and goes directly to a pawn shop and sells it, and continues to steal items with the conspiracy of selling it to a pawn broker to make money is the type of criminal activity he is speaking to. He stated this criminal activity takes money from the retailer who is losing money, and that money is transferred to the consumer, which is why we have to pay more for items. Detective Nesbitt stated a pawn shop is a place that criminals and crime activity can go because they know they are going to get the money from the same person right away and not worry about selling it online. He stated if there is a conversation, that person will keep coming back. Detective Nesbitt stated you are a good customer as long as the pawn broker is paying you money, but we have seen people that we have arrested bring in the same type of items for over a month and the payment amount goes down almost each time. He stated these people are typically addicted to a drug or a repeat retail theft offender. Ms. Willis asked if a person who is coming back again and again is that because of the paperwork the pawn shops fill out. Detective Nesbitt stated no, they are required to fill out the paperwork. He stated they come back because it is guaranteed money if they bring items back. Ms. Willis stated if the paperwork the Police receive from the pawn shop shows a person sold an item for \$50 and came back later selling the same item for \$40 then the Police should be able to track the criminal activity. She stated the pawn shop is actually helping the Police in their investigation of the thieves. Ms. Willis stated the market is working because the business owner pays the criminal less and less money, the criminal will eventually go away. Detective Nesbitt stated at some point the pawn broker needs to say "enough is enough." He stated if a customer is selling a brand new pair of shoes every week for \$250, at some point the pawn broker needs to recognize it is not right and contact the Police. Detective Nesbitt stated if they do not contact the Police, then they are complacent in the crime because there is a monetary gain. Ms. Willis stated with the reporting system, the Police should be able to track a pawn shop's involvement in the crime and that would give the Police an ability to charge the pawn shop owner. Detective Nesbitt stated if City Council wanted to enact a city code to make it easier for the Police, he would be happy to enforce that but it is not that simple. He stated unless you have a confession or it is an undercover Police operation that has been videoed and recorded, it is not that simple. Detective Nesbitt stated it can be done, but at some point a pawn broker has to notify the Police that something is wrong if they suspect criminal activity.

Ms. Fox stated the Planning Commission has approved a conditional use permit for a pawn shop once and we have had the same type of concerns expressed from tattoo parlors and stores with ABC licenses, and they have all been accused of having a

detrimental impact on public safety and quality of life for the neighborhood and residents of the area. She stated she is having a hard time understanding if the people in this neighborhood and area have lived with this pawn shop for 11 years, how has it negatively impacted their quality of life and the public safety. She asked if Detective Nesbitt is unilaterally opposed to a pawn shop. Ms. Fox stated we have a recommendation to deny the application and we cannot do anything but agree with that because there are no conditions if we wanted to approve it. She stated we are all very concerned about weighing that. Ms. Fox stated she does not understand why this pawn shop could be any worse than a lot of the other businesses that we have been told were detrimental to public safety in the past. She asked if Detective Nesbitt would accept any pawn shop with conditions. Detective Nesbitt stated this is not a personal vendetta against pawn shops. He stated he wants businesses to make money, but he wants them to operate within the law and we have several pawn shops in this city now that are not compliant with the law. Detective Nesbitt stated if you want to open a shop, please comply with the law and do not make it difficult. He stated with a residential community, he is not saying the person that lives directly behind a pawn shop is affected in any way. Detective Nesbitt stated his concern is allowing one pawn shop to move to another location and allow the vacated business to operate as another pawn shop. He stated that is our objection.

Mr. Mulvaney stated a pawn shop is a contributory partner to someone wanting to do crime. He stated the ability is there for someone to perform a crime and sell the stolen items. Mr. Mulvaney stated we have heard from the ownership and the Police Department that the records are not perfect. He stated there are two detectives that run the department that oversees pawn shops and they do not have the complete ability to monitor everything that comes in a pawn shop. Mr. Mulvaney stated the owners have stated they run a good business; however, there are other people in the community who do not run a good business. He stated the conditional use permit that could be approved runs with that location. Mr. Mulvaney stated Mr. Philip Epstein has been in business for 50 years and may retire tomorrow and a less reputable operator could occupy his location. Mr. Mulvaney stated a tattoo parlor or liquor store has a different clientele, and may be a different type of nuisance. He stated the pawn shop business attract people who are willing to steal items and sell them to a pawn shop. Mr. Mulvaney stated if a pawn operator offers \$50, \$40 and then \$30, and is still getting the same quality of product, it is buyer beware. He stated a pawn broker sells items for what he thinks he can get for them. Mr. Mulvaney stated he sees a contributory factor with having pawn shops and crime because it is an avenue for sales.

Ms. Stodghill asked if residences close to pawn shops have been burglarized and the stolen items sold to a nearby pawn shop. Detective Nesbitt stated yes. He stated Mr. Philip Epstein's current pawn shop is at the corner of Main Street and Jefferson Avenue, and his family has another pawn shop on Warwick Boulevard and Main Street in Hilton. Detective Nesbitt stated there is another pawn shop in the Ivy Farms shopping center. He stated there was another pawn shop on J. Clyde Morris Boulevard, but we were able to block that one. Detective Nesbitt stated the closest one we have would be the

Collector's Shop but they deal mostly in gold and precious metals. He stated the pawn shop in the Ivy Farms shopping center backs up to the Ivy Farms neighborhood section of the city and there have been multiple incidents where there have been burglaries and there have been items recovered at the adjacent pawn shop. Detective Nesbitt stated another pawn shop operator was arrested and charged because he started opening on Friday and Saturday nights until 2:00 A.M. and we put a stop to that because we believe you should not have a pawn shop open at 2:00 A.M., mainly because when property is stolen it can be easily taken to a pawn shop and sold at 2:00 A.M.

Mr. Mitch Kirsner, 10117 Jefferson Avenue, spoke in favor of the application. He stated he is trying to facilitate the sale of his property to Mr. Philip Epstein. Mr. Kirsner stated he is amazed at the attitude regarding pawn shops in the area. He stated pawn shops, like tattoo parlors and liquor stores, are all businesses that have been looked down on in the past. Mr. Kirsner stated this is a new time and a new place and there is a very conservative attitude that he finds detrimental to businesses in Newport News. He stated he has been in his location for 25 years and in the immediate area for 33 years. Mr. Kirsner stated as far as drawing crime to the area, he drives by Mr. Philip Epstein's shop almost every day and there are no people loitering in the parking lot, but two blocks up the street at a mini market there are drug sales going on across the street from the Police Department. He stated as far as businesses drawing crime, there have been shootings at the Police Station and raids at local auto dealers for drugs and bad titles. Mr. Kirsner stated we are talking about a very depressed area where some of the people loitering in the area are a direct result of a group home on Main Street for mentally challenged people that are left to roam the streets. He stated he chases them out of his parking lot all of the time. Mr. Kirsner stated there is a shopping center two doors down from him that is empty and a restaurant down the street that has been vacant for about 3 years. He stated there is crime and people loitering, but it is not the fault of this pawn shop. Mr. Kirsner stated he feels that Mr. Philip Epstein's family is being slandered for even being implicated in the type of behavior that might be engaged by other pawn shops. He stated Detective Nesbitt has stated he has had no problems with Mr. Philip Epstein, and he has always been cooperative with him. Mr. Kirsner stated he has been having trouble selling his business and roadblock after roadblock has been placed in front of this sale. He stated Mr. Philip Epstein has been told for 0.25 acres he needs to provide green space. Mr. Kirsner stated this public hearing was delayed for 2 months where he would have liked to have sold his building and retired by now. He stated this has all been held up by city regulations that he has had to go through. Mr. Kirsner stated he feels the Planning Commission would be doing Mr. Philip Epstein a disservice to our community by not allowing or approving this application. He stated if the pawn shop does draw stolen goods from the area, this is probably the one place the criminals are going to where they would be tracked by the Police. Mr. Kirsner stated people come to him in his parking lot and every store in the area trying to sell stolen goods and this is one place where they have to comply with the law where the Police are able to go and be able to find these stolen goods.

Mr. Mulvaney stated he does not feel that anyone at today's public hearing has been slanderous to Mr. Philip Epstein in any way, shape or form. He stated nobody has accused Mr. Philip Epstein of being a bad pawn shop operator or that he does things that are outside of the law. Mr. Kirsner stated the original statements that were made regarding pawn shops where Detective Nesbitt stated pawn shops are centers for crime, he felt cast dispersions on the Epstein family and people like him who are running reputable businesses. He stated there are bad pawn shop owners, bad Police officers and bad shopkeepers, and we read about them every day in the newspaper.

Mr. Mulvaney stated Planning staff has done an amazing job working through the application process. He stated they have a great process in place of how you have to facilitate how these things work, and sometimes there is debating and they get delayed in the process. Mr. Mulvaney stated sometimes it is delayed on behalf of the applicant and other times it is on the city's side. He stated he does not think the public hearing for this application was intentionally delayed. Mr. Kirsner stated he can appreciate that. He stated this is a city that prides itself on supporting small businesses and he thinks this is a good, legitimate business backed by a reputable and experienced pawn shop owner that has been in business for years and it is natural that it would grow and offer more. Mr. Kirsner stated his building would give Mr. Philip Epstein a good opportunity to grow, otherwise it will become another derelict building in the area.

Mr. Mulvaney closed the public hearing.

Mr. Carpenter made a motion to recommend denial of conditional use permit CU-2018-0002 with conditions to City Council. The motion was seconded by Ms. Stodghill.

Ms. Fox stated she does not feel that she is ready to deny this application, but we do not have any conditions. Ms. Willis stated she would prefer to see the application deferred with conditions, if possible. Mr. Mulvaney stated the problem exists that it almost infers that we are asking for proffers from the bench, which we cannot do. Ms. McAllister stated that, with a conditional use permit, you can defer it for conditions.

Ms. Spratley stated city code Section 45-2702 lists 8 factors that Planning Commission is supposed to find in order to recommend in favor of a conditional use permit. She read "A conditional use permit shall be issued only if all of the following conditions apply" and No. 8 states that the proposed use is in order with the comprehensive plan. Ms. Spratley stated Planning staff has stated that this application is not in accordance with the comprehensive plan.

Mr. Carpenter stated Mr. Kirsner stated the area is depressed. He stated he would like to disagree but, Mr. Kirsner is correct, it is depressed, and he does not think that having an additional pawn shop in the area is going to raise it up. Mr. Carpenter stated it is just not going to happen. He stated further, the point made by Ms. Spratley that the application needs to be in conformance with the comprehensive plan, and this application does not meet that requirement. Mr. Carpenter stated if we were to approve

the application, we would be going against the comprehensive plan, and that is why he is voting that the application should be denied. He stated he does not know what conditions the Planning Commission would have to add to make it more palatable or a better situation. Ms. Willis stated some of our conditions include things like cameras. She stated it is much easier to approve an application knowing that the applicant is required to install cameras and make them available for the Police to view. Ms. Willis stated that, in regard to the comprehensive plan, that the application does not fit the neighborhood, we need to discuss what the neighborhood commercial use is. She stated she thinks in an area that is depressed it would be easier to get a loan in a pawn shop than to get a loan at a bank, and that would make it a neighborhood commercial use. Mr. Carpenter stated he is not sure we want to have loans made at 10% per month. He stated that is not his impression of a very fair loan. Mr. Mulvaney stated we cannot determine who the customer should be or place something there because of the demographic in the area. He stated we cannot say whether a pawn shop is a better use for a specific neighborhood because they can get a loan better than they can a bank. Ms. Willis stated no, but we can discuss neighborhood commercial uses and if a pawn shop would fall into that category for any neighborhood. She stated there needs to be some discussion, and rather than deny the application, we should defer it.

Mr. Carpenter asked why a pawn shop does not comply with the comprehensive plan. Ms. McAllister stated Detective Nesbitt spoke to why it would not be a use that we would consider a neighborhood use. She stated even though it provides a service, it also detracts from a particular neighborhood. Ms. McAllister stated when we look at the neighborhood, we are trying to get neighborhood services that people may want to go to weekly, such as a grocery store or beauty shop, but a pawn shop is more of a regional use. She stated pawn shops can be located anywhere. Ms. McAllister stated if someone is looking to sell something, they can come to this city or other cities. She stated we do not want to be the city where people come to buy stolen goods, and that is the reason why the conditional use permit was required in 2011, because a pawn shop opened in a neighborhood and afterward, activity started within that neighborhood. Ms. McAllister stated she does not know the business owner of this pawn shop, but when we are looking at an application we are looking at the land use, and the impact on the neighborhood based on the land use. She stated it is not based on who the owner is. Ms. McAllister stated the fact that the conditional use permit runs with the land, the grandfathered use that is in the shopping center now is going to run with that land as long as that site is grandfathered. She stated a new pawn shop will not need to come in and get another conditional use permit, it will be able to continue to operate in that shopping center, and because of the conditional use permit requirement, the easiest way for a new pawn shop to come into the city is when an old pawn shop relocates to another location. Ms. McAllister stated it is easier to sell the relocation of an existing pawn shop because it has already been in the city.

Mr. Mulvaney stated nobody is trying to close down Mr. Philip Epstein's business, and he still has the opportunity to sell from his current location. He stated we are not denying him the opportunity. Mr. Mulvaney stated yes, Mr. Philip Epstein is looking to

expand and set up at a new location, but he agrees with Ms. McAllister that we have to look at the land use. He stated Mr. Philip Epstein could be the greatest pawn broker in the entire world, but the next person may not be. Mr. Mulvaney stated we do not have any control over that. Ms. Fox stated we do not know the future or that someone else is going to come in to the vacated location. She stated she understands why he would want to buy his own building and nobody is standing there saying they are coming to take over the vacated location. Ms. McAllister stated Ms. Fox is correct that we do not know the future, and the only thing we can base our opinion on is past history. She stated history has proven that when one pawn shop relocates to another location, the one that is left empty is occupied by another pawn shop.

Vote on Roll Call

For: Carpenter, Simmons, Stodghill, Mulvaney

Against: Groce, Fox, Willis

Abstention: None

The Planning Commission voted 4:3 to recommend denial of conditional use permit CU-2018-0002 to City Council.

Mr. Carpenter excused himself from the public hearing.

CU-2018-0004, Christopher Crossing Apartments, LLC. Requests a conditional use permit to allow for the installation of an electronic display sign in conjunction with multiple-family facilities on property located at 11054 Warwick Boulevard. The property contains 0.5 acres and is zoned C1 Commercial. The Parcel No. is 253.00.02.14.

David Watson, Planner, presented the staff report (copy attached to record minutes).

Ms. Willis asked if this is a monument sign. Mr. Watson stated this is a ground mounted sign and the electronic portion is 3 feet by 10 feet. Ms. Willis asked if the 10 foot height is in accordance with the sign ordinance. Mr. Watson stated yes.

Ms. Stodghill asked if the applicant is adding landscaping in the corner of the lot. Mr. Watson stated yes, right now it is asphalt. He stated the sign's landscaping will be similar to what 7-Eleven did to their sign directly across the street.

Mr. Mulvaney asked is the applicant allowed to have more than one sign. Mr. Watson stated we have a condition that the applicant can only have one sign on this property.

Mr. Mulvaney opened the public hearing.

Mr. Dale Smith, 11054 Warwick Boulevard, applicant, stated he was available for questions.

Mr. Mulvaney closed the public hearing.

Mr. Simmons made a motion to recommend approval of conditional use permit CU-2018-0004 with conditions to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend approval of conditional use permit CU-2018-0004 with conditions to City Council.

ZONING TEXT AMENDMENTS

ZT-2018-0002, City of Newport News. Requests an amendment to the Zoning Ordinance to revise the definition of tattoo establishment and add the definitions of tattooing and permanent cosmetic tattooing. (Section 45-201).

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

Mr. Mulvaney asked for a broad overview of what cosmetic tattooing involves. He stated it is his understanding that cancer patients and people with skin issues have tattooing done. Mr. Gleiser stated yes. He stated it also involves permanent makeup, such as eye brow definition and lip coloring.

Mr. Mulvaney opened and closed the public hearing.

Ms. Fox made a motion to recommend adoption of zoning text amendment ZT-2018-0002 to City Council. The motion was seconded by Mr. Groce.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend adoption of zoning text amendment ZT-2018-0002 to City Council.

ZT-2018-0003, City of Newport News. Requests an amendment to the Zoning Ordinance to allow a dwelling unit adjacent to a commercial facility in the Special Historic Zoning Regulations for Hilton Village, C1 Retail Commercial District (Section 45-3130).

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

Mr. Groce asked if the Hilton Village Architectural Review Board is aware of this zoning text amendment. Mr. Gleiser stated yes.

Mr. Simmons asked if this amendment is just for residential and not multi-use or commercial use. Mr. Gleiser stated right now, the way that the ordinance reads is that housing units are permitted in the upper levels, and this is for the area of Hilton Village that is zoned for commercial use. He stated it does not specify that you can have a housing unit next door. Mr. Gleiser stated this will allow for a housing unit to be next door to a store.

Ms. McAllister stated the way that the ordinance reads is that you can have townhouses or row houses in the commercial district, and you can have residential above commercial. She stated what it does not specifically specify is that if you have a duplex with a commercial use on one side, is whether you can use the other side for residential. Ms. McAllister stated what this amendment will do is clarify that so that if you have a duplex and you want to have an office on one side, you can have residential on the other.

Mr. Mulvaney opened and closed the public hearing.

Ms. Willis made a motion to recommend adoption of zoning text amendment ZT-2018-0003 to City Council. The motion was seconded by Ms. Fox.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to recommend adoption of zoning text amendment ZT-2018-0003 to City Council.

MARSHALL-RIDLEY CHOICE NEIGHBORHOOD TRANSFORMATION PLAN (MRCN)

The *MRCN Transformation Plan* is a community-driven vision for revitalization of an approximately one-square-mile area bounded by 39th Street to the north, Marshall Avenue to the east, Hampton Roads Harbor to the south, and I-664 to the west.

Britta Ayers, Manager of Comprehensive Planning, presented a brief overview of the Choice Neighborhoods Initiative and the existing conditions that set Newport News up to be a great candidate, not only for the planning grant, but for the implementation grant. Ms. Yugonda Sample-Jones. Ms. Celeita Scott and Ms. A'na Grace presented specific components of the draft Transformation Plan. Ms. Ayers completed the presentation with a brief discussion of the next steps. (Presentation attached to record minutes.)

Mr. Mulvaney opened the public hearing.

Mr. Ernest Thompson, 645 19th Street, stated he is excited. He stated he has been working with the Choice Neighborhoods Initiative (CNI). Mr. Thompson stated when the city got the call that their application was short-listed, he had to contain himself. He stated he was born and raised on the 800th block of 21st Street, back when it was a flourishing community. Mr. Thompson stated we had our own movie theaters and our own businesses, and Pinkett's Beach, and to see its decline and demise was heartbreaking. He stated so many things have happened in the past where the city has brought people in to help with ideas about what to do with our neighborhood and projects were shelved. Mr. Thompson stated he decided to get involved with CNI because he heard the citizens were really involved this time and would have some say in what happens here. He stated he highly recommends the MRCN Transformation Plan to City Council for approval. Mr. Thompson stated he lives in the middle of the neighborhood and he sees the need and how the community hurts so much. He stated when it comes to understanding the dynamics and getting citizens involved, he has often asked if the city is filing documents with the Department of Housing and Urban Development (HUD). Mr. Thompson stated he wants to be privy to those documents and be able to read them and peruse them because they are about his community and his neighbors. He stated there was a \$500,000 grant with \$100,000 set aside for ready-action projects. Mr. Thompson stated he does not know when those projects will be finished, but he would like to see the accounting. He stated if we cannot get accounting for \$500,000 of what is going on, it will not be easier to get it for \$30 million. Mr. Thompson stated he asked that question because CNI said citizen participation is critical. He stated we are talking about building beautiful homes in this neighborhood but nobody has addressed the coal field. Mr. Thompson stated every six months he can power-wash his home and two weeks later it will be black again. He stated if it is covering houses like that, coal is definitely in the air. Mr. Thompson stated there are things we need to address to make sure that when we present to City Council it includes these things. He stated it is not like we have not addressed them and talked about them, but they need to be integrally a part of that so that the proposed beautiful community that we are going to make happen will be something that everyone wants to come and be a part.

Mr. Mulvaney stated the beautiful thing about this process is that by Mr. Thompson asking questions, Planning staff will start working on getting him some answers. He stated he appreciates that Mr. Thompson came down to speak and is looking forward to seeing this project go forward. Mr. Mulvaney stated there has to be some monitoring of the project.

Mr. Kenneth Hunley, 644 27th Street, stated the coal companies are not operating within regulations. He stated for years, the coal company had dumped coal dust into our communities. Mr. Hunley stated he attends the United House of Prayer at 1811 Ivy Avenue and they are power-washing their building regularly. He stated the coal dust comes into our buildings. Mr. Hunley stated his house has coal dust everywhere, all over the siding, his patio and back deck. He stated we have known for years that this coal dust is affecting our community. Mr. Hunley stated he is not saying this

implementation of what was presented today is not a good idea; he started with the Neighborhood Leadership series and got sick and could not finish the program. He stated we need to talk to the city of Newport News about doing something about the coal dust before we bring this project forward. Mr. Hunley stated he does not see how bringing a project of this magnitude, with people living and having to breathe the coal dust. He stated he works with the CARE program where we know the coal dust is affecting people and our lives in the Southeast Community. Mr. Hunley stated we are asking that before this project is approved that city staff tell City Council there is something that can be done about this coal dust. He stated he has gone to the coal company in West Virginia who uses coal dust curtains. Mr. Hunley stated that before Mayor Joe Frank left office, he sent him to Richmond to the EPA to learn how to deal with the issue. He stated the coal company puts up water sprinklers to try to keep the coal dust from going into the community, but the sprinklers do not come on until the air per hour (aph) reaches 28 miles per hour (mph). Mr. Hunley stated when the wind is blowing at 5 mph, 10 mph, 15 mph, 20 mph, 25 mph and 27 mph, the damage has already been done and the dust has already blown out. He stated the water sprinklers do not come on until 28 mph. Mr. Hunley stated he spoke to Mayor Frank about coal curtains some time ago. He stated the coal company said they pay the city of Newport News too much in taxes and they would not pay for the coal curtains, and the city of Newport News said they would not pay for the it either. Mr. Hunley stated someone needs to pay for the coal curtain to stop the coal dust from killing our people in the Southeast Community.

Mr. Mulvaney closed the public hearing

Mr. Groce stated he had a chance to attend one of the CNI workshops and he has never seen citizens more engaged in their own community. He stated he is very glad they are going to move forward with this project.

Ms. Willis stated she had the same questions about wanting to see the HUD documents and see how people are going to be moved from one location to another. She stated that, with getting the citizens the services they need along the way, she does not know of a document or part of the plan where that has been addressed and written out. Ms. Willis stated she thinks that is very important so that people do not get lost along the way because if they are going to be moving from one location to another during the different phases of housing, they need to be able to fit everyone. She stated tracking \$500,000 is one thing, but when \$30 million gets involved, either locally from businesses or people working together, what is the best direct route to make housing and services available for everybody to get moved and back into the right place. Ms. Willis stated she has not seen a plan that shows that, so it would be nice to see it written out.

Ms. Ayers stated Ms. Sandra Powell, Newport News Housing and Redevelopment Authority, is available for any additional questions about the relocation strategy. She stated the plan requires a relocation plan for implementation. Ms. Ayers stated as we

get to the phases where the residents of Ridley Place will be relocated, there will be a plan in writing that has to be shared with the residents, and will be available to the public. She stated there are certain requirements in that plan that come from the federal government that includes the tracking and all of those things. Ms. Ayers stated there is an initial strategy that has been developed that was put into our implementation application, so we already have started having those conversations about what this is going to take, including the manpower that will be required to manage 256 households as we go forward. She stated it is in writing and available to look at and the full plan will be available. Ms. Ayers stated there are requirements to go over this plan in detail with each household and then, as indicated during the presentation, there will be a case management team assigned to each of the households to ensure that the services and programs that they are currently participating in will be available to them once they relocate, so as to have as little disruption in their day-to-day lives as possible. She stated in terms of managing the money, our information is generally open to the public, we do have to document what we spend and a report is submitted on a quarterly basis to HUD because they will be auditing us. Ms. Ayers stated we are keeping very careful track of what we are spending money on as it relates to the grant. She stated we have had the opportunity to sit down with Mr. Thompson in the past and shared one of those summaries. Ms. Ayers stated we have had inquiries from the newspapers, so that information is available to show the categories where we were authorized to spend money and how we were authorized to spend it. She stated we are always happy to share that information. Ms. Ayers stated the implementation application right now is not available to the public because there are parts of it that are considered proprietary, specifically as it relates to the financing plan for the housing redevelopment. She stated at some point in the future, the majority of that information will be available, but minus the parts that are specifically related to the master developer and their credit reports, etc. that would not otherwise be available to the public. Ms. Ayers stated HUD asked that the application and details therein not be released to the public until after they have made their decision, and then it is up to each locality as to how much information they put out there. She stated in general, the exhibits that detail the existing conditions and our plans for transformation will most definitely be available for anyone who wants to read through them. Ms. Ayers stated that, in managing the money long-term, when we get the \$30 million grant, that will be handled by someone outside of the Planning Department. She stated we are currently handling the Planning grant but, as part of our implementation application, we requested funding to include a position for someone to oversee the whole implementation process, and they would be responsible for accounting. Ms. Ayers stated that position would come from the NNHRA. She stated on the same side, the city we will have someone with more practice with project management and financial management. Ms. Ayers stated the coal plant is an ongoing challenge. She stated they are a private industry on private property and we cannot run them out of town, especially if they are operating within existing regulations both at the state and federal level. Ms. Ayers stated they meet all of the requirements currently for clean air and we are in compliance with air quality standards in the area. She stated we all agree that there is dust in both the downtown area and the Southeast Community. Ms. Ayers stated the things we have done to mitigate the neighbor are: 1. The NNHRA

demolished Dickerson Courts and Harbor Homes some years ago. She stated they were the public housing complexes that were closest to the interstate, as well as to the coal plant. Ms. Ayers stated new housing will not go back on that property. She stated that property will be used for some sort of commercial or industrial development that will provide job opportunities for the community. Ms. Ayers stated we will continue to look at other improvements in the community, such as planting of trees and upward gardens where we can bring additional green to help filter the air. She stated we are also looking, from a medical perspective as we continue to do health assessments on our residents, where the issues lie and what programs we need to put in place to mitigate those as well.

Mr. Mulvaney stated that overall, it is unbelievable what is happening here and what is occurring and when we get to the next case, titled One City, One Future, he thinks Newport News is finally coming into that "one city" and combining everything. He stated this is a golden opportunity for this community.

Ms. Fox made a motion to recommend endorsing the *MRCN Transformation Plan* to City Council for approval. The motion was seconded by Mr. Simmons.

Vote on Roll Call

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

Against: None

Abstention: None

The Planning Commission voted unanimously (6:0) to endorse the *MRCN Transformation Plan* to City Council for approval.

Mr. Mulvaney stated to Mr. Hunley to please understand the votes for the project does not minimize what he brought before the Planning Commission, but we need to keep this process moving forward so that HUD can move forward and we can work on the other programs together.

COMPREHENSIVE PLAN

One City, One Future Comprehensive Plan 2040

The *Framework for the Future 2030* was adopted by the City Council in 2008 to serve as a general guide for future development in Newport News. Section 15.2-2230 of the Code of Virginia requires the City to review its comprehensive plan every five years. In 2013, the City determined that an extensive update was required and used the opportunity to change its comprehensive plan update process. The current update process began in June 2013. Community engagement occurred throughout the process, providing the Citizen Advisory Committee with general input and specific recommendations to consider in the plan update. The *One City, One Future Comprehensive Plan 2040* is the result of substantial public input over a four-year planning period to improve the readability of the Plan, reflect current conditions, and provide a policy framework and implementation plan for the City.

Britta Ayers, Manager of Comprehensive Planning, stated she is happy to introduce the draft *One City, One Future* Comprehensive Plan. She thanked the Comprehensive Plan Citizen Advisory Committee (CPCAC), the Comprehensive Planning team and city staff from various departments, and the residents and other stakeholders who participated in the planning process over the past 3+ years. Ms. Ayers stated a lot of work has gone into developing the plan.

Ms. Britta Ayers, Manager of Comprehensive Planning, presented the *One City, One Future* Comprehensive Plan 2040.

Ms. Ayers stated we do have several more steps in this process in order to get to plan adoption. She stated what is important to note about that is that there are additional opportunities for public comment. Ms. Ayers stated we will have a second public hearing on this matter before the Planning Commission at the Denbigh Community Center in two weeks, and at the Planning Commission hearing on June 6, 2018. She stated we will be presenting a revised draft of the plan, as well as the presentation, to City Council at a work session followed by the City Council public hearing. Ms. Ayers stated currently there is one public hearing scheduled, but depending on recommended changes that come through the Planning Commission process and any recommendations from the public during the first hearing, that could span to a second City Council public hearing. She stated the point of all of this is that we are not finished here, we are getting closer to the goal, but we do still have a couple more actions and they involve additional opportunity for input and feedback, and may result in changes to the plan if directed to do so.

Ms. Fox excused herself from the public hearing.

Mr. Mulvaney opened the public hearing.

Ms. Rena Crabill, 422 Eastwood Drive, stated she is neither for nor against the comprehensive plan because there seems to be a conflict in it. She stated most of the document talks about green spaces and how we need them and we are deficient even with the metric that Newport News has adopted, which talks about many of the benefits of green spaces and having nice places and neighborhoods, etc., and then we get to City Farm property, which is supposed to be part of Riverview Farm Park and it says "lets recommend that for 'Under Study'" and that is a big conflict as far as she is concerned. Ms. Crabill stated with the metric that we are deficient in park land per number of residents, it does not make any sense to her to use that property for anything other than public access and to have it owned by the public and used by the public. She stated even if we had all of the resources that we wanted to have in the city to throw at every project we wanted, the City Farm resource should be preserved. Ms. Crabill stated the citizens want to enjoy it and we have had lots of people come and talk at City Council meetings and other venues. She stated she has been to the Citizens Action Committee meetings to public hearings to City Council meetings for more than a year talking about this. Ms. Crabill stated she knows people are hearing her because

they talk to her about it, but she is frustrated because she does not see the process by which her comments get into a plan. She stated she knows the Planning Commission is not voting on the comprehensive plan today, and there will be more hearings, but she is frustrated because she does not see where her recommendations will get into this process. Ms. Crabill stated she would like to see that the City Farm property remain part of Riverview Farm Park, as it is now currently in city documents, and that the study that is done there is a study of how to make it the best park we can have. She stated she is excited about the effort that has gone into the Choice Neighborhoods Initiative (CNI). Ms. Crabill stated she can name 10 people off the top of her head who would love to part of any group working on what could be done at the park to make it a wonderful access point for the whole city of Newport News, and that includes people from all three districts.

Mr. Dale Goode, 174 Luanita Drive, stated he sent the Planning Commissioners a brief analysis of the city plans several months ago, mostly pertaining to Riverview Farm Park and green space in the city. He stated he hopes the Planning Commissioners found it interesting. Mr. Goode stated the comprehensive plan is a very pro-green space plan. He stated in the section of "What We Heard" and the commentary we got from people, we heard they want more waterfront green space and recreational areas. Mr. Goode stated the problem is that he is a little conflicted because there are two instances in the document that run completely counter to the rest of the document on Pages 100 and 130. He stated his analysis was initially based on the original draft in August 2017, and on those pages in regard to City Farm, what used to be "alternate use" has been changed to say there is interest in "adding City Farm land to Riverview Farm Park." Mr. Goode stated he wants to point out that is not exactly correct because you would not be adding City Farm land to Riverview Farm Park because it is already part of Riverview Farm Park. He stated it is a single parcel of land on the city maps and it is zoned park. He stated what would happen is if something else happens with the City Farm land, it would actually be taken away from Riverview Farm Park. Mr. Goode stated City Farm land has the river view, which is how Riverview Farm Park got its name. He stated he would like to see that sentence altered if possible. Mr. Goode asked if the statements conflict with so much of the rest of the document, why are they in there. He stated that, before the elections, the citizens for Riverview Farm Park met with every candidate, including the incumbents, talking about this issue, and nobody has been able to tell him whose words they are and why they are in there. Mr. Goode stated the one response he got from one incumbent candidate was that he needed to take it up with the Planning Commission. He stated the first question he would like to ask is "is this your viewpoint," to keep those words in there. Mr. Goode stated we are running a deficit on green space and here we are potentially taking away the most pristine green space in our city. He stated he would appreciate a comment on that. Mr. Goode stated on the map, City Farm property is shown as being "Under Study" and on Page 44, that area is shown in white, which is not shown as a resource protection area or resource management area, and he was wondering why it is not considered so or given a special designation of some land that we should be concerned about protecting.

Mr. Adrian Whitcomb, 316 54th Street, stated he will be commenting on the City Farm property and why it is in the comprehensive plan as "Under Study." He stated on July 23, 1991 the City Council adopted the proposed design for the new public park on the site of the City Farm and former Menchville landfill. Mr. Whitcomb stated at that time, the City Farm consisted of the land right across from Menchville High School all the way down to the river. He stated when the master plan came out, it included the marina on Deep Creek that the city owns. Mr. Whitcomb asked to read a quote from Preservation Virginia, best known for the archeological work done at Jamestown. He stated that, in 2010, they placed Warwick Town, which was located on City Farm, on those 58 acres on the water, on the 10 Most Endangered Historical Sites in Virginia. Mr. Whitcomb read: This site holds an extraordinary range of Virginia history. Archaeological evidence suggests that it served as the site of the first court house and related buildings for Warwick County and the site of a colonial port town, which although it never flourished, was a political and commercial center for the area during the colonial period. The site also contains archaeological components of Native American use and possibly 17th Century occupation. In addition, the site contains surviving Civil War earthwork fortifications at the mouth of Deep Creek. He stated back in April he decided he would settle that it is one parcel of land, even though now they are calling it the 58 acres on the river, that was never separated from the original City Farm, so it is still included in the park. Mr. Whitcomb stated he went on the Tax Assessor's website and came up with a Parcel ID for the property: 190000101, and if you look at it on the map, it shows that all of that property, the landfill, the part that is open to the public and the property down to the river, is all one parcel of land. Mr. Whitcomb stated that settles that matter, as it has been before City Council a year and one-half ago, and this is evidence that it is all one parcel. He shared the city's Parks and Recreation Department has an information sheet on Warwick Town (copy attached to record minutes). Mr. Whitcomb read: "Two archeological surveys conducted in the early 1990s have yielded artifacts indicating the site was a location of base camps for Archaic and Woodland Indians, probably those of the Kecoughtan tribe of the Powhatans. Furthermore, a variety of materials ranging from the late 17th through 20th centuries (pottery, glass, shell, bones, wood items, plaster, etc.) suggested near continuous domestic occupation of the area." He stated there is definitely a need for waterfront public property and park land in the upper end of the city. Mr. Whitcomb stated to date, Huntington Park is the busiest park during the summer because it is on the water and has a beach. He stated it is not sufficient for a city of our size and located near the south end of the city. Mr. Whitcomb stated there is a need for waterfront public park land in the middle and north ends of the city. He stated he made videos starting at the Riverside area and close to the water showing all of the development along the water, all of the way to the Lucas Creek area by boat. Mr. Whitcomb stated you can go all of that distance and the only access for the public he could find was a 39 foot piece of land at the end of Blount Point Road in the Hidenwood area. He stated when you get down to the water there, it is just rocks and no beach, and the residents close by do not like people going down there. Mr. Whitcomb stated we need public access and a real park. He stated it should not be next to luxury houses because that would cause a conflict, so it should not even be a mixed use area, just park. Mr. Whitcomb stated the way it is located right now, the site

is pretty isolated because on one side you have HRSD, and the other side has Deep Creek, so it is separated from the residential development enough that we will not have any conflicts if we keep it all as a park. He stated if you start putting some development down there, you are creating conflict with what is open to the public, because proposed residents will not want people coming down and disturbing them. Mr. Whitcomb shared a recent map showing the present archeological sites and outlined in green is the location of the park, which includes all the things identified in the master plan: the marina, City Farm, the public park and the landfill (copy attached to record minutes). He stated the "Under Study" language needs to be thrown out, and change the future land use map to park in the comprehensive plan. Mr. Whitcomb stated he has more information available at saveriverviewfarmpark.com.

Mr. Joe Leming, 377 Deshazor Drive, stated he agrees with Mr. Whitcomb's comments. He stated he has three examples that support what Mr. Whitcomb said about changes that were made to the *Framework for the Future 2030*, which involve the verbiage in describing the situation of that land. Mr. Leming stated the maps themselves are maps that were in the document and they all show the land in green on the map for that area. He stated he was part of the *Framework for the Future 2030* task force, and he saw those maps when they were approved. Mr. Leming stated they replaced the map that shows the park land with a picture with verbiage saying "Under Study." He stated the question in his mind is if it is true that only the Planning Commission and the City Council can approve the change of a comprehensive plan that has been approved, who in the world made those changes to that document before we started the first day of our effort. Mr. Leming stated he is not going to address the former City Manager, but things were starting to change in 2013, which is when we started the comprehensive plan update in November 2013. He stated the Planning Department does not have enough staff, and the burden they face is one he would not want. Mr. Leming stated he does not want to burden anyone about the City Farm property if you do not want it, because the comprehensive plan is a comprehensive plan, and there is lots in there that is in addition to the planning of land because the code of Virginia requires that it be in there. He stated he would recommend that if the Planning Commission cares anything at all about what he has to say that they might go to the saveriverviewfarmpark.com website and have a peek. Mr. Leming stated one of the maps he would like Planning Commission to look at is a map that shows the "Planning Opportunity Areas" (POA). He stated as we have worked over the years trying to get where we are today, the language has changed. Mr. Leming stated he does not think they call it "Under Study" anymore, but one of the actions taken was by city staff to identify the 58 acres as a POA because it was undeveloped, but it was by itself. He stated they have a map that has 9 other POAs and they have a perfectly reasonable explanation for the intent of those areas. Mr. Leming stated it is going to help people when they look at the map of the city and its future, and it is, in his opinion, unnecessary. He stated it has the potential to make things worse in some arenas, for example if someone is putting up something nice in mid-town, then the north and south districts start grumbling. Mr. Leming asked how bad is it going to be when instead of three areas to vote for and fund, instead have 9 of these POAs scattered all over the city. He stated whoever is inside that POA is

going to be carrying a load for his or her area and they will be in competition with the other districts. Mr. Leming stated another thing he does not like about that is he sees a disconnect between the CIP and the comprehensive plan. He stated in his mind, when people sit down and plan that are street people like himself instead of working for the city, we are going to have trouble connecting the dots to see if we are funded. Mr. Leming stated this machine we are dealing with that we call our comprehensive plan is a five-year document that you work on for five years. He stated the CIP is supposed to be a five-year document too, once a year it changes from five to seven, because you are coming into one as you are coming out of one and you have five years in the middle. Mr. Leming stated it is a hard thing to do when you belong to a club or work for someone else and you want to keep track of your money. He stated he wrote a letter he sent to city staff when he was on the CPCAC which expressed his opinion greatly. Mr. Leming read: "Is this a change for change's sake? What will trigger the use with a need for an "Under Study" and part of the city identified as a Planning Opportunity Area? What will the "Under Study" and the POA accomplish that is not currently occurring? Mixed-use zones and land that is public property, i.e. community facilities, park and open space, utilities, transportation, do not benefit from US or POA designations. CIP yearly review, public hearings and actual funding will identify priorities better than a five-year plan that takes five years to update. The current process system for changing zones, development, redevelopment and public participation seem to work. Why are we building another wheel?" Mr. Leming stated Planning staff was quoted as saying "The process associated with a POA is the same planning process that is typically used to develop area or special plans. He asked why are we doing this. Mr. Leming asked when will we see Appendix A, B and C. Ms. Ayers stated Appendix A, B and C are on the website and also on the hardcopies in the public libraries, as well as the Planning Department. Mr. Leming asked if anyone on the committee got a chance to read them before they were published. Ms. Ayers stated yes. She stated there are actually two Appendix C's instead of three. Ms. Ayers stated we did Appendix A, abbreviations and glossary, so those are just defining the terms in the document. She stated Appendix B is community engagement, and those are the "What We Heard" reports the advisory committee reviewed during the process. Ms. Ayers stated we have Part I and Part II, and they have been combined into one appendix.

Mr. Leming asked if we are still going to review and compile public comments and recommended edits. Ms. McAllister stated this is the comment period. She stated Planning Commission will not be voting on the comprehensive plan until June. Ms. McAllister stated during this time, we are taking comments and reviewing and incorporating comments where they fit.

Mr. Mulvaney closed the public hearing

Mr. Mulvaney stated the public hearing for the *One City, One Future* Comprehensive Plan 2040 will be continued to May 16, 2018 Planning Commission public hearing to be held at Denbigh Community Center.

EXECUTIVE SECRETARY REPORT

Ms. McAllister stated today's public hearing is continued to May 16, 2018 which will be held at the Denbigh Community Center. She stated the Planning Commission will reconvene on June 6, 2018 in order to vote on a recommendation of the comprehensive plan to City Council. Ms. McAllister stated that meeting may also have a zoning text amendment that Planning Commission will also be reviewing.

Ms. McAllister thanked the residents who attended the public hearing today, especially the ones that spoke for the Choice Neighborhoods Initiative, Ms. Celeita Scott, Ms. Yugonda Sample-Jones and Ms. A'na Grace. She also thanked Ms. Ayers and her team, and all of Planning staff that participated with the Choice Neighborhoods Initiative (CNI) and the comprehensive plan. Ms. McAllister stated it has been a long process with a lot of hard work done behind the scenes. She stated it was presented well today, but for the past 18 months we have been working on CNI. Ms. McAllister stated that, prior to CNI we had started the comprehensive plan, which we have been working on for the past five years, mainly because we changed the process.

Ms. McAllister stated she would like to announce that Mr. David Watson, Planner, who has been before Planning Commission many times, will be leaving us on May 8. She stated he is taking a senior position in Richmond. Ms. McAllister stated also, Mr. Garrett Morgan, Senior Planner, will be leaving us on May 11, 2018. She stated he has taken a position with a company in Canada. Ms. McAllister stated we have enjoyed working with both of them and we wish them well with their future endeavors.

Mr. Mulvaney stated they are a big loss to the city and he wishes them well. He stated the Planning staff, for a lot of the people who do not see it, there is a ton of work behind the scenes. Mr. Mulvaney stated they work late nights and have weekend meetings, and getting the community together to compile a lot of information so we can have one cohesive plan. He stated citizen input is very important and that is why we have done these processes, and staff has really worked tirelessly, so the accolades are endless. Mr. Mulvaney thanked Planning staff for all of their hard work on CNI and the comprehensive plan.

There being no further business, the meeting adjourned at 5:31 P.M.


Recording Secretary


Executive Secretary



Marshall-Ridley Choice Neighborhood Transformation Plan

1 May 2, 2018 Planning Commission



AGENDA

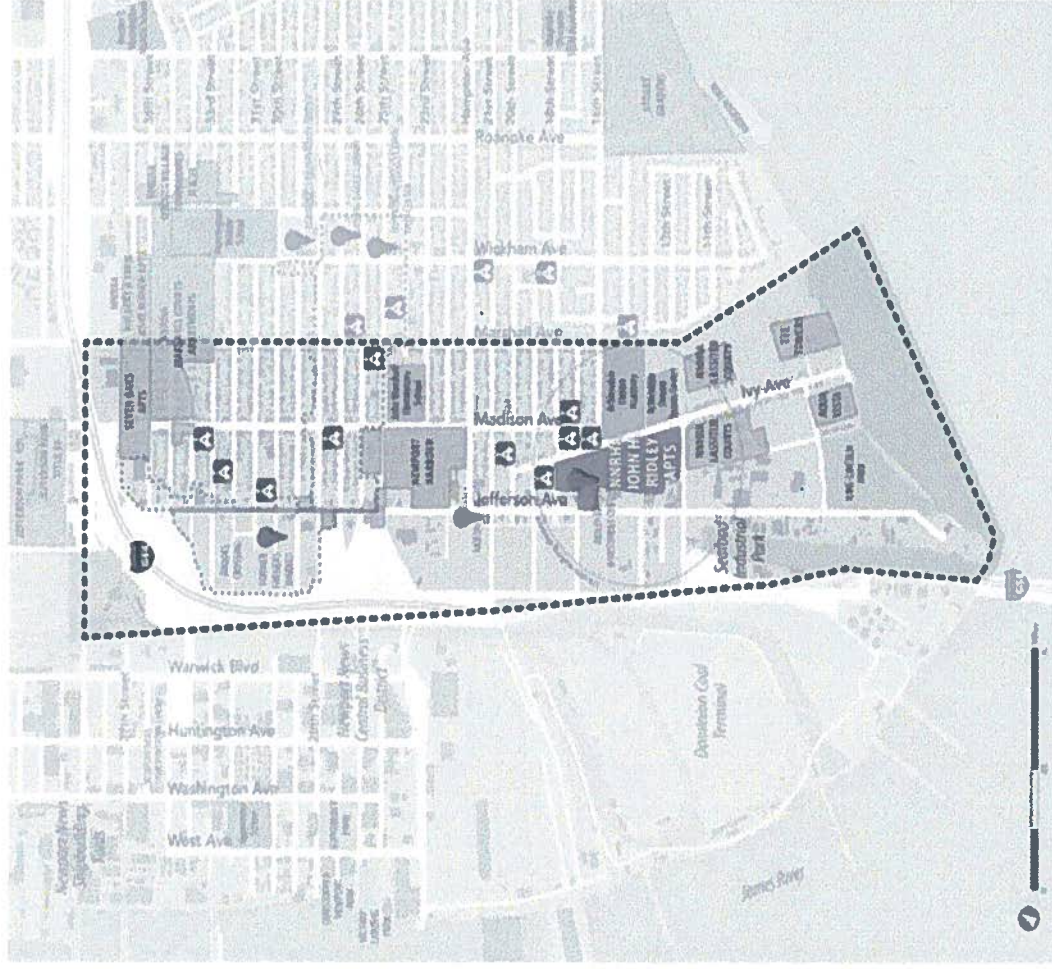
- Overview of CNI Process
- Transformation Plan
 - People
 - Neighborhood
 - Housing
- Next Steps

- 
- Next Generation HOPE VI Program
 - Centered Around Ridley Place
 - Three Focus Areas
 - Housing
 - People
 - Neighborhood

Program awards three types of grants

- Planning
- Planning and Action
- Implementation

Newport News Received a Planning Grant



Newport News Choice Neighborhood | Neighborhood Map

- Newport News Choice Neighborhood
- Target Housing Authority Property
- Affordable Housing
- Educational Facilities
- Parks / Open Space
- Southeast Redevelopment
- Jefferson Ave Corridor Improvements
- Houses of Worship
- Community Resources

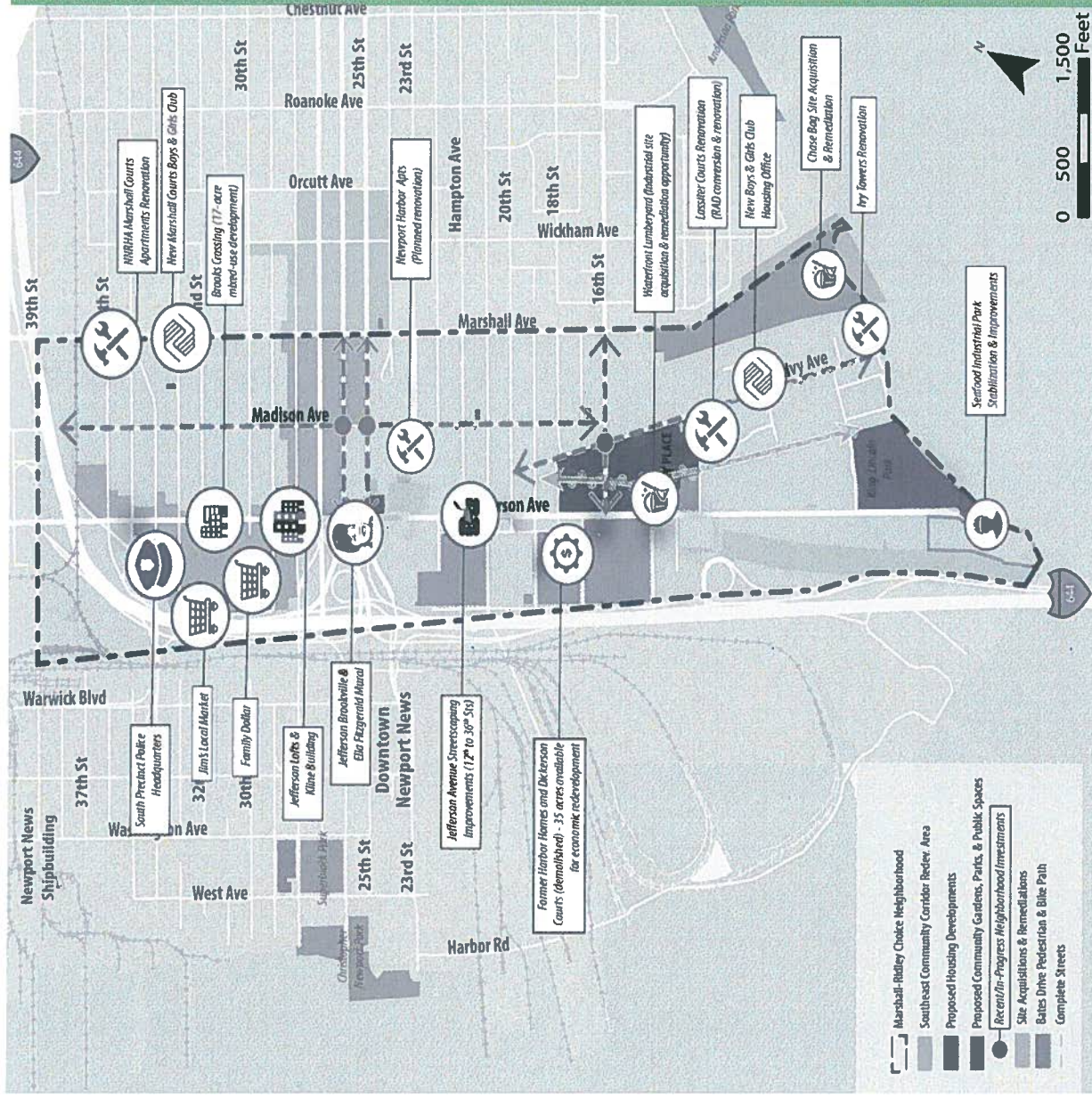


A Neighborhood in Need

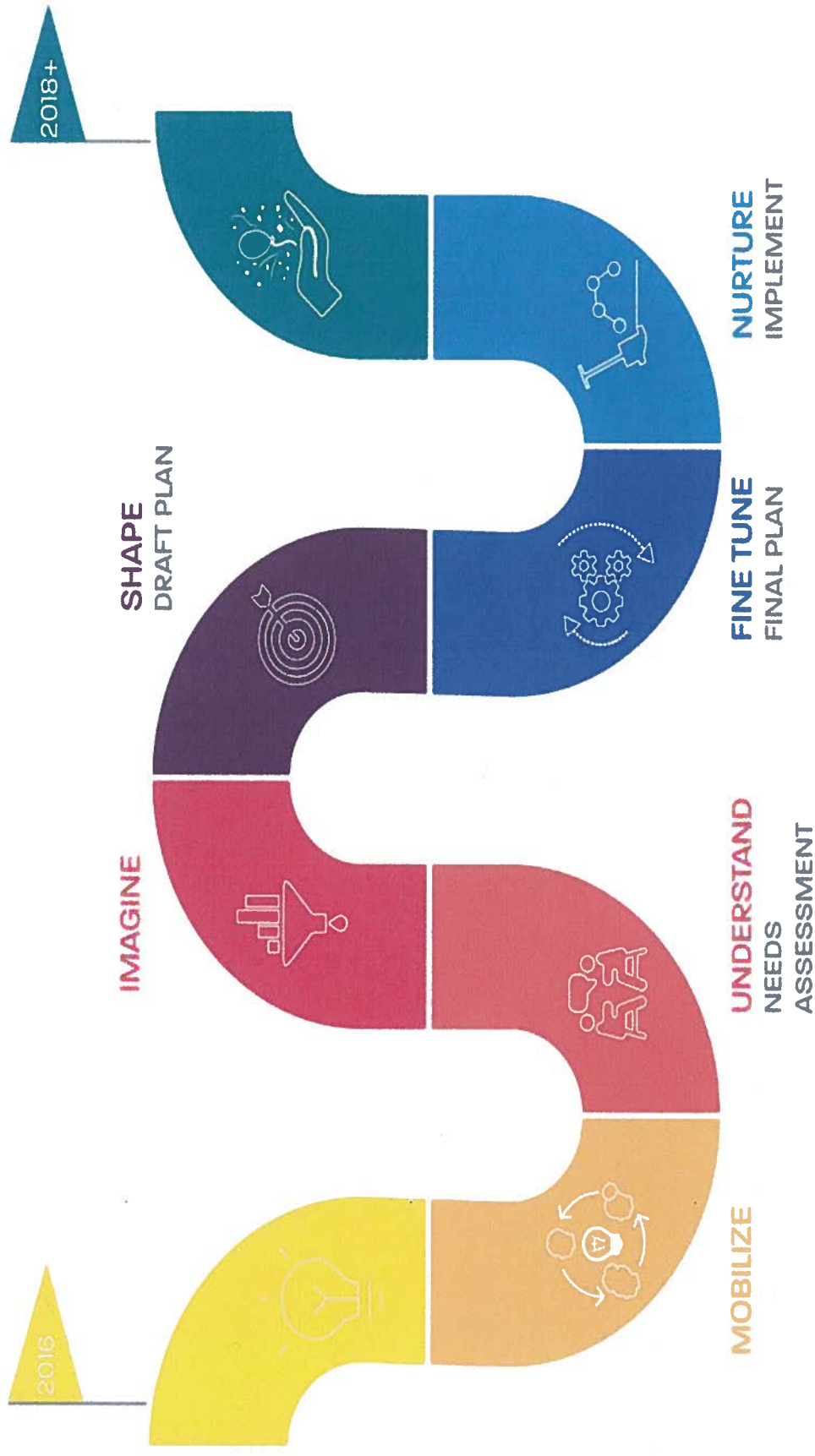
- **54%** Poverty Rate
- **61%** Low-income households
- **14%** Unemployment

A Neighborhood With Many Assets

- Seafood Industrial Park
- King-Lincoln Park
- Jefferson Avenue Streetscape Improvement
- Available Property
- People



A PROCESS FOR TRANSFORMATION





CNI: Community Engagement

- 60+ Meetings
- 1,210 Participants
- Multiple Methods of Communication & Engagement
- Steering Committee, 3 Task Forces, and subcommittees

Housing Plan

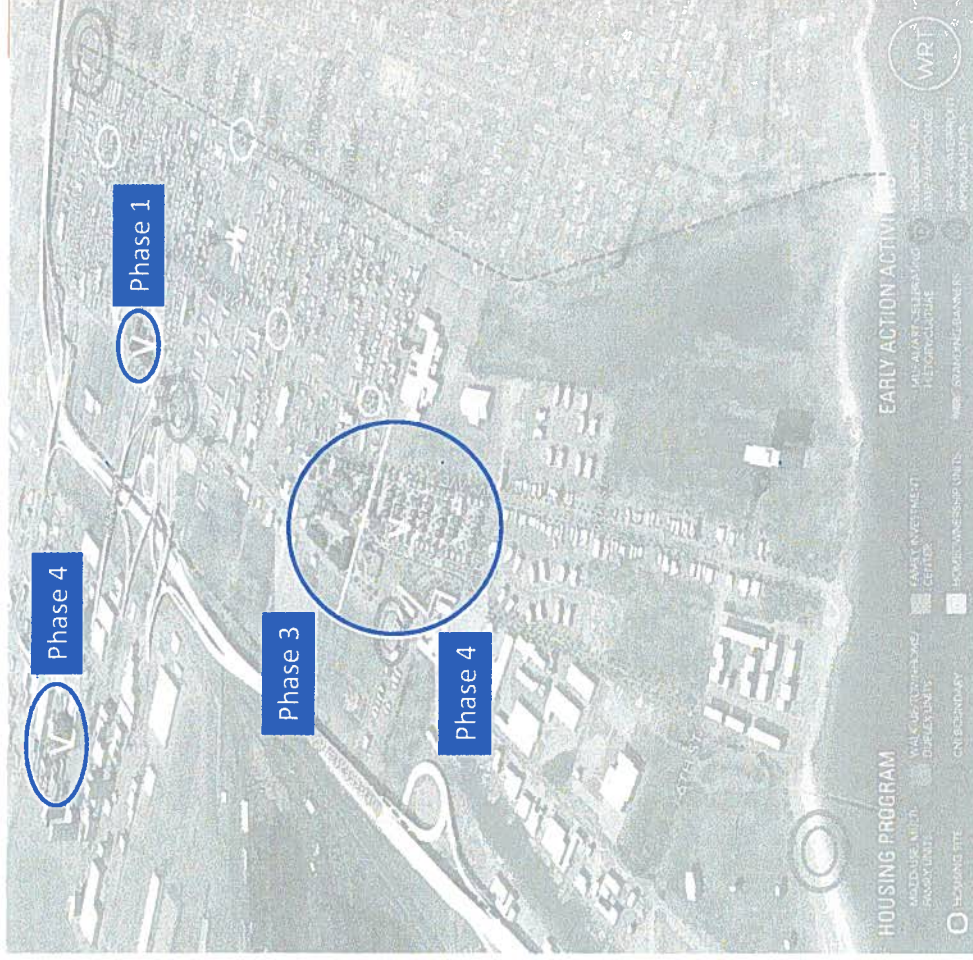
Presented by
Yugonda Sample-Jones
Community Organizer





5 Goals

- Provide diverse housing types for a diverse community
- Integrate various housing types in an indistinguishable manner
- Provide affordable housing citywide in an equitable way
- Increase the rate of homeownership
- Foster Community



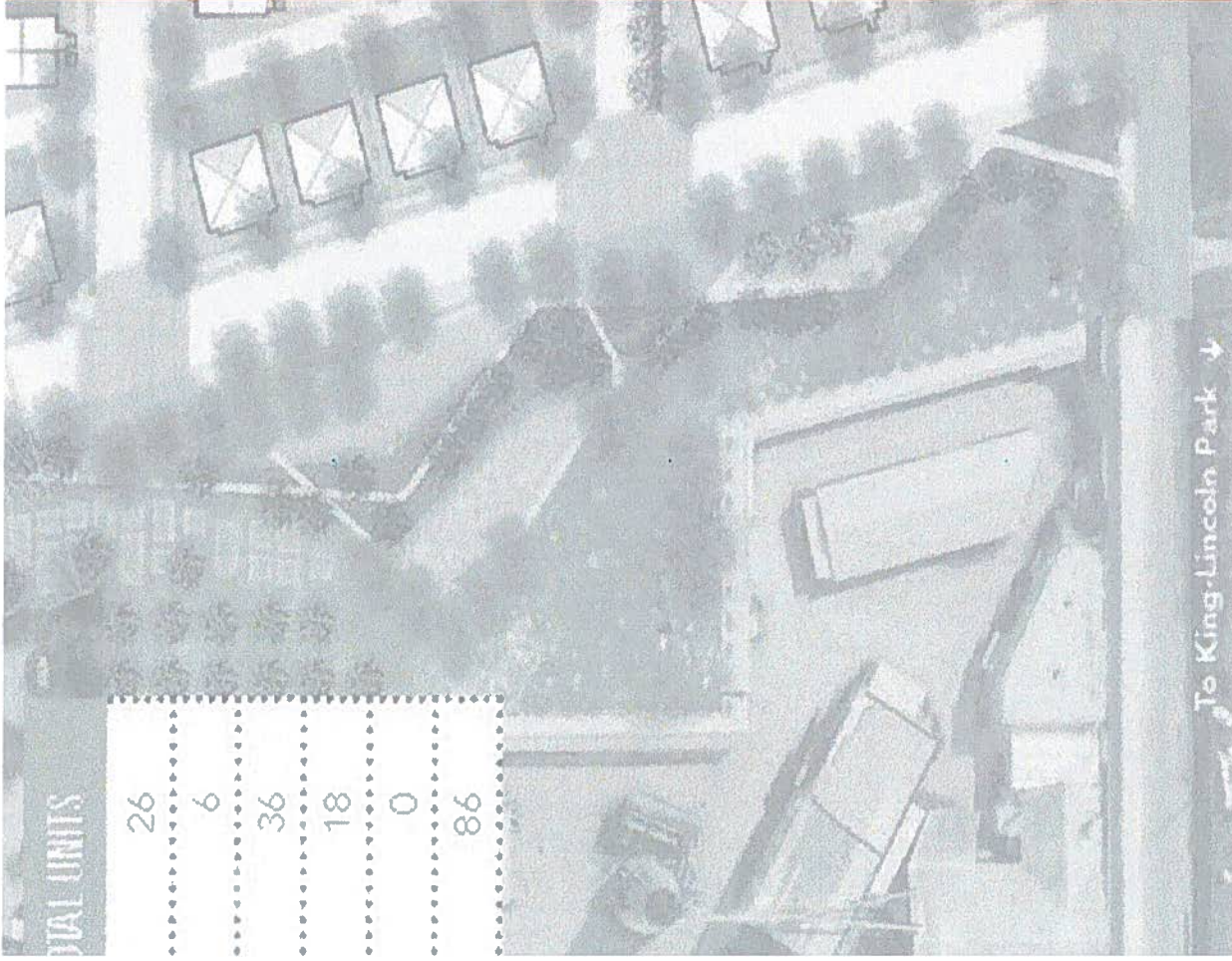
PLAN AT A GLANCE

The MRCN has solid infrastructure, a rich history, numerous amenities and services, and has captured the energy and commitment of local leaders. Now comes the time to connect (or reconnect) people in need to these services, jobs, a mix of quality affordable housing, transportation, and a life of possibilities.

Although the Transformation Plan is broken into three individual components—Neighborhood, Housing, and People Plans, the lines within and between the plans are intentionally blurred as the goals and strategies are designed to complement one another and work together to maximize the overall neighborhood revitalization effort.

New Housing

- Developed based on residents responses to needs assessment and market study
- Total Housing Program contains the 520 Units
- Phase 1- Across from Brooks Crossing
- Phase 2&3- Ridley Place
- Phase 4- Downtown



Ridley Place Relocation & Return

- Ridley households relocated in three phases over several years
- Relocation coordinated to minimize disruption and ensure continued access to services and programs
- Residents will have the option to return

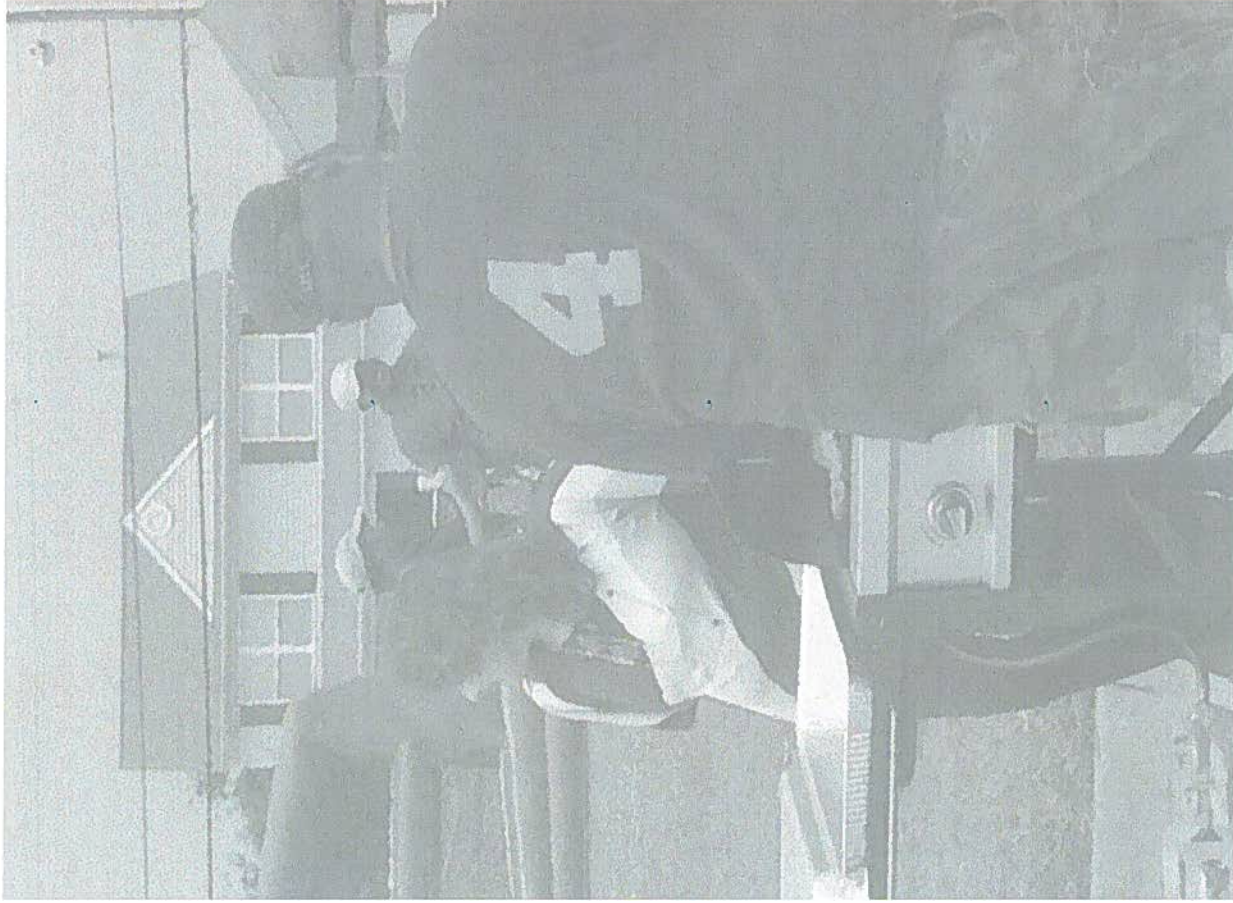


People Plan

Presented by

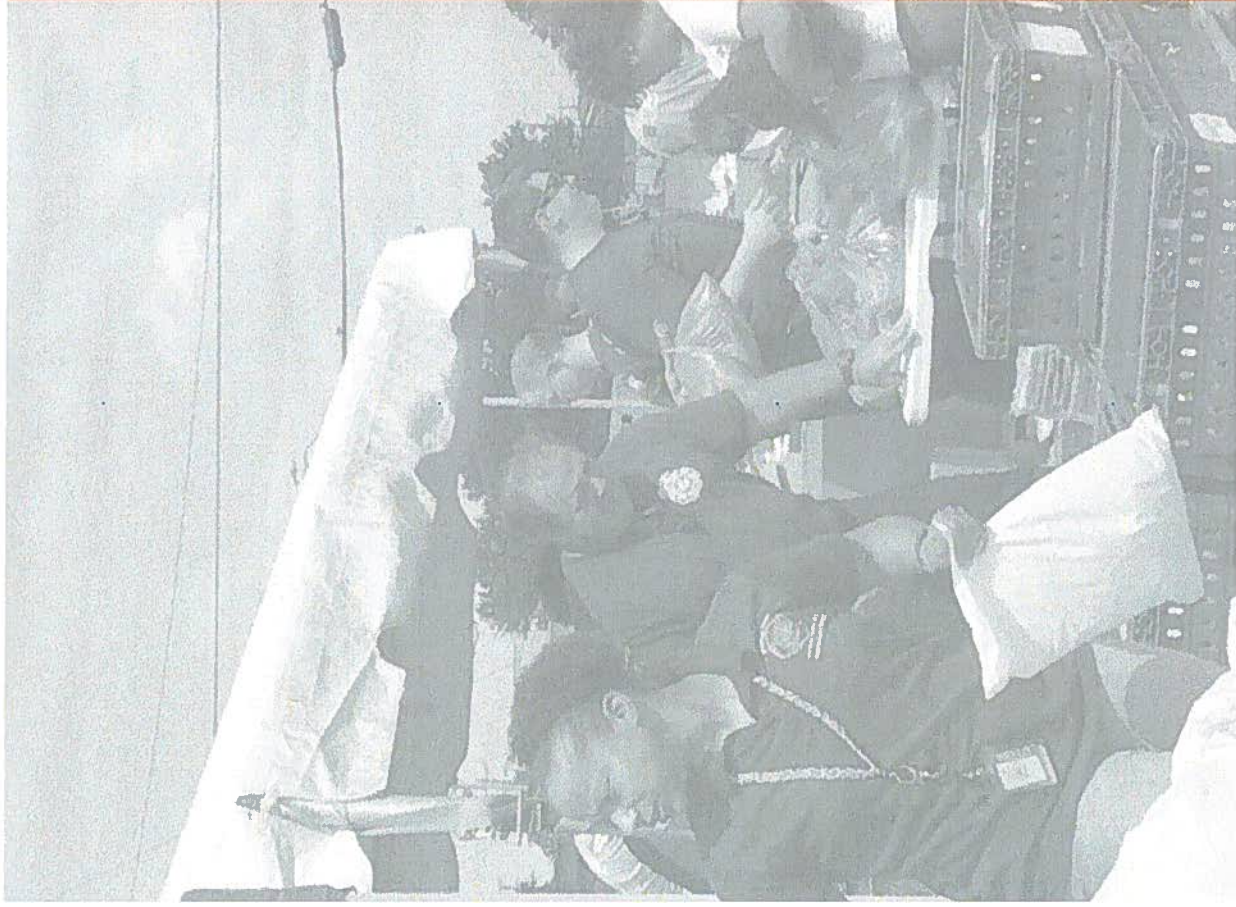
Celeita Scott

President, Ridley Tenant Council



8 goals

- Strengthen school-to-career pathways
- Fill in the skills gap
- Boost employment opportunities
- Foster resiliency & self-sufficiency



8 goals

- Improve access to quality health services
- Reduce food insecurity and encourage healthy living
- Strengthen Early education programs
- Create continuum of learning



People Plan

- Focus On
 - Health, Education & Employment
- Response to Resident Concerns
 - Health & Wellness Challenge
 - Need for Quality Childcare
 - Improved Education Opportunities
 - Access to Better Jobs



Bottom Line

- Empower People
- Improve Health and Wellness
 - Increase permanent resources in neighborhood
 - Bring people and resources together



Neighborhood Plan

Presented by
A'na Grace
Community Organizer &
Neighborhood Champion



Goals

- Connectivity
- Economic Development
- Neighborhood Health
- Safety
- Sense of Place

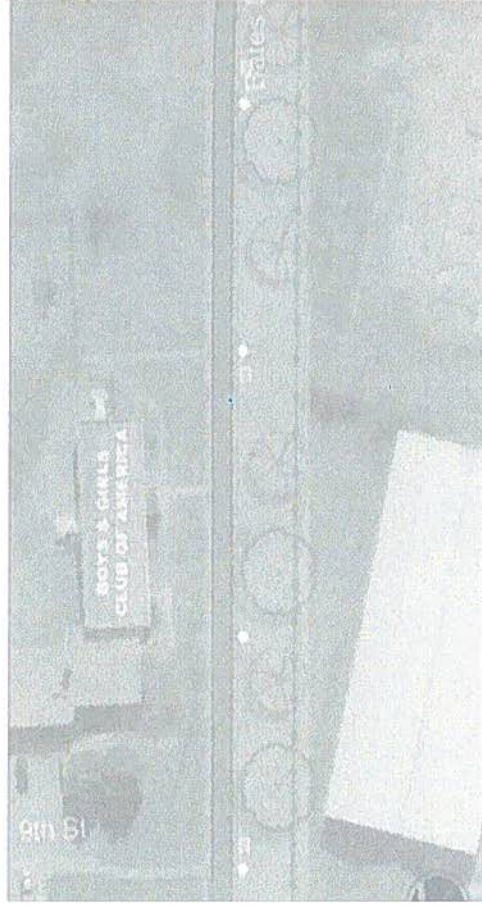
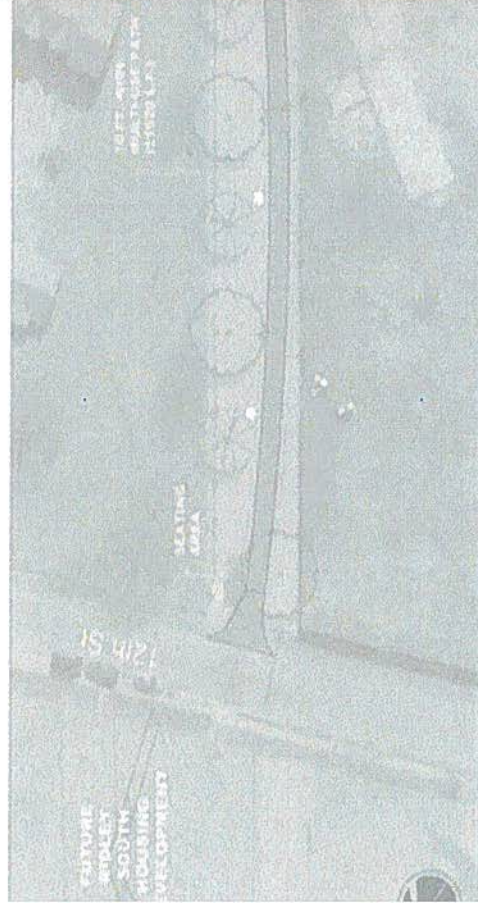


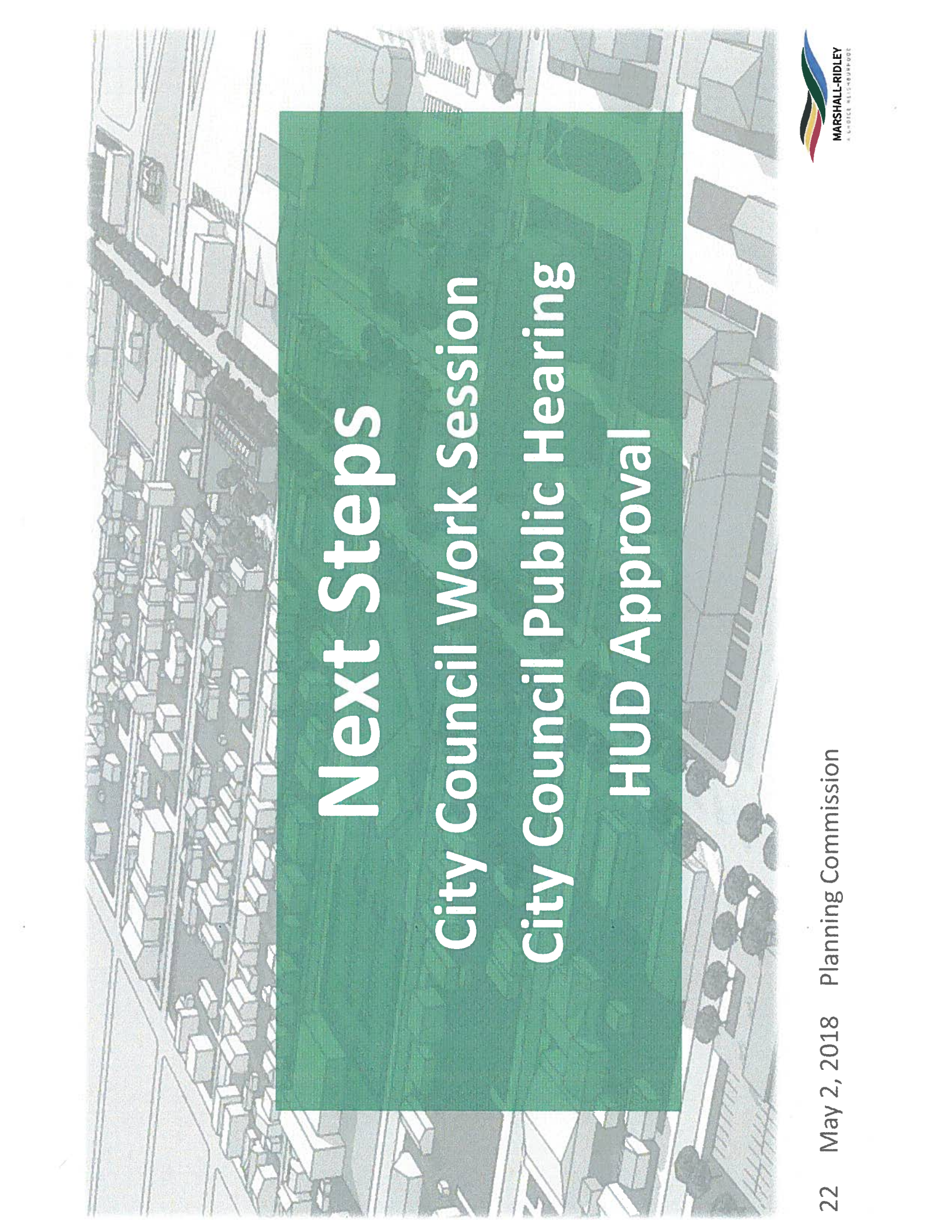
Critical Community Investments (CCIs)

- 8 CCIs
- Initial Focus on 4
 - CCI #2 Expand Broadband Services
 - CCI #4 Expand residential stabilization / weatherization program

Critical Community Investments (CCIs)

- Initial Focus
 - CCI #5 Co-working space
 - CCI#7 Bates Drive multi-use path



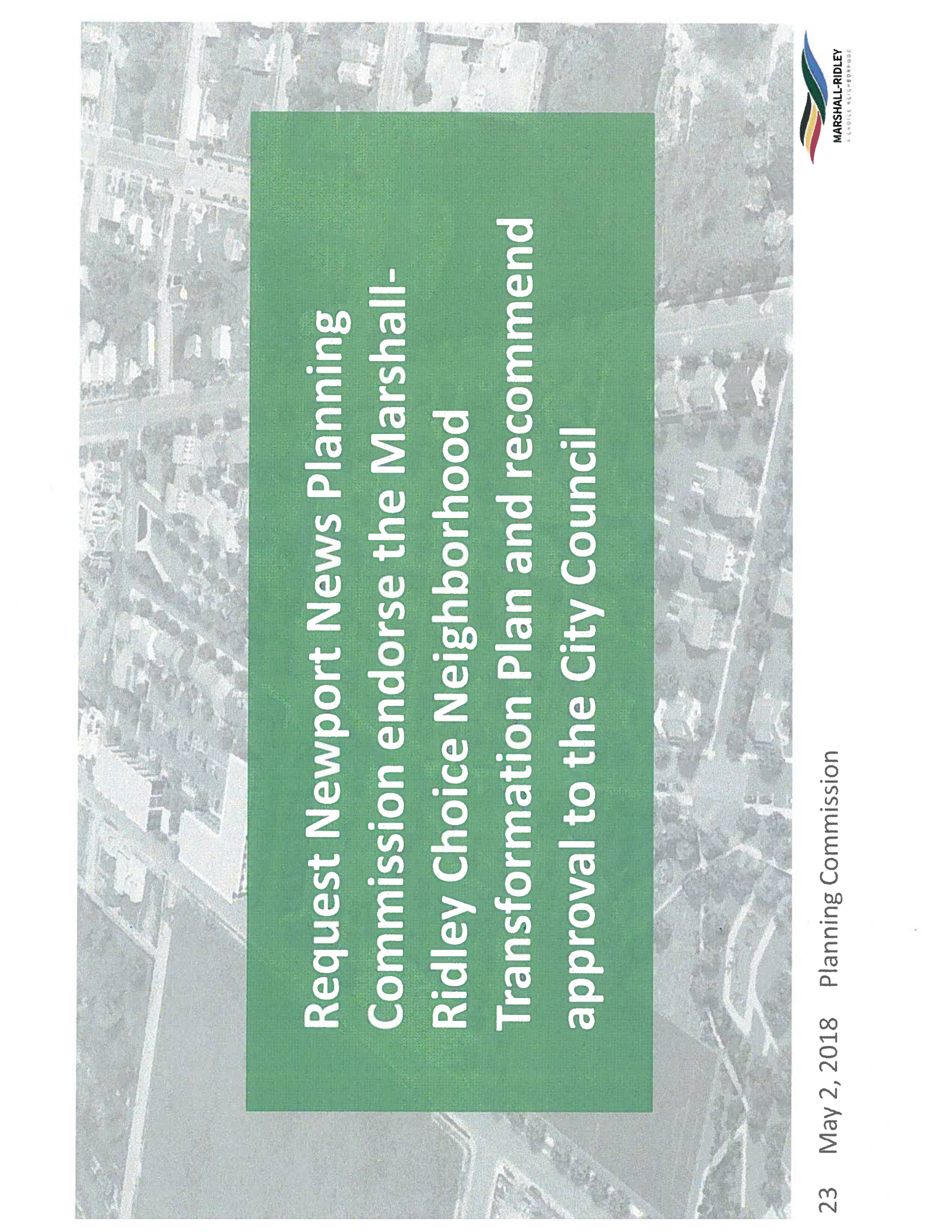
An aerial photograph of a city street, showing buildings, trees, and a road. A large green rectangular overlay is positioned in the center of the image, containing white text. The text is arranged in four lines, centered within the green box.

Next Steps

City Council Work Session

City Council Public Hearing

HUD Approval

An aerial photograph of a city neighborhood, showing a mix of residential and commercial buildings, streets, and green spaces. A large green rectangular box is superimposed over the center of the image, containing white text.

Request Newport News Planning Commission endorse the Marshall- Ridley Choice Neighborhood Transformation Plan and recommend approval to the City Council



COMPREHENSIVE PLAN 2040

COMPREHENSIVE PLAN 2040

An aerial, grayscale photograph of a city street. A tram is visible in the lower right, moving along a track. Several cars are parked or driving on the street. The street is lined with buildings and trees. The image is oriented vertically, matching the text layout.

AGENDA

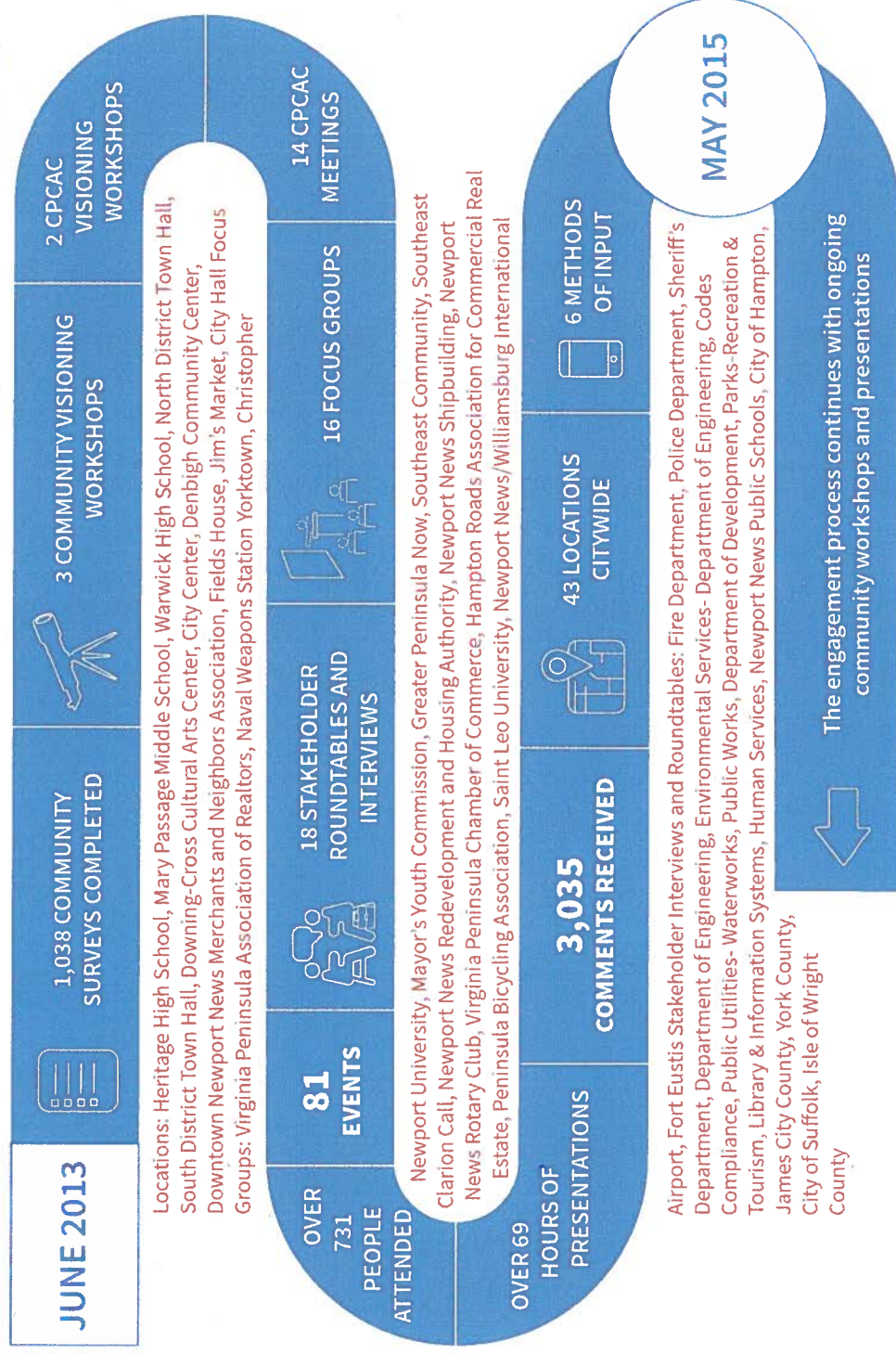
- A New Beginning
- Community Engagement Strategy
- Process and Structure
- Existing Conditions, The Dream, The Plan
- Implementation
- Path Forward

An aerial photograph of a city, likely San Francisco, showing a mix of urban development, green spaces, and a large body of water. A large, semi-transparent watermark with the word "off" is overlaid on the image.

A New Beginning

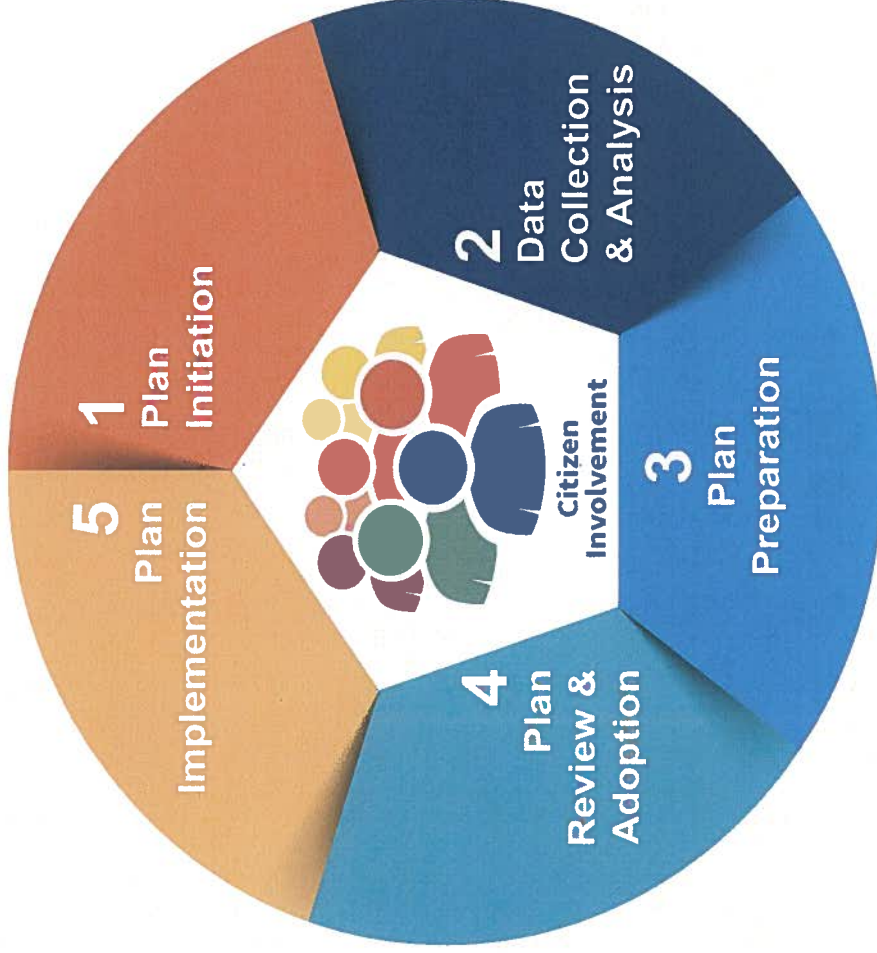
- Review mandated by law
- Changing conditions
- Changes in best practices and technologies related to comprehensive planning
- Change in how people consume information
- Opportunity to streamline and refresh

ONE CITY, ONE FUTURE COMMUNITY ENGAGEMENT



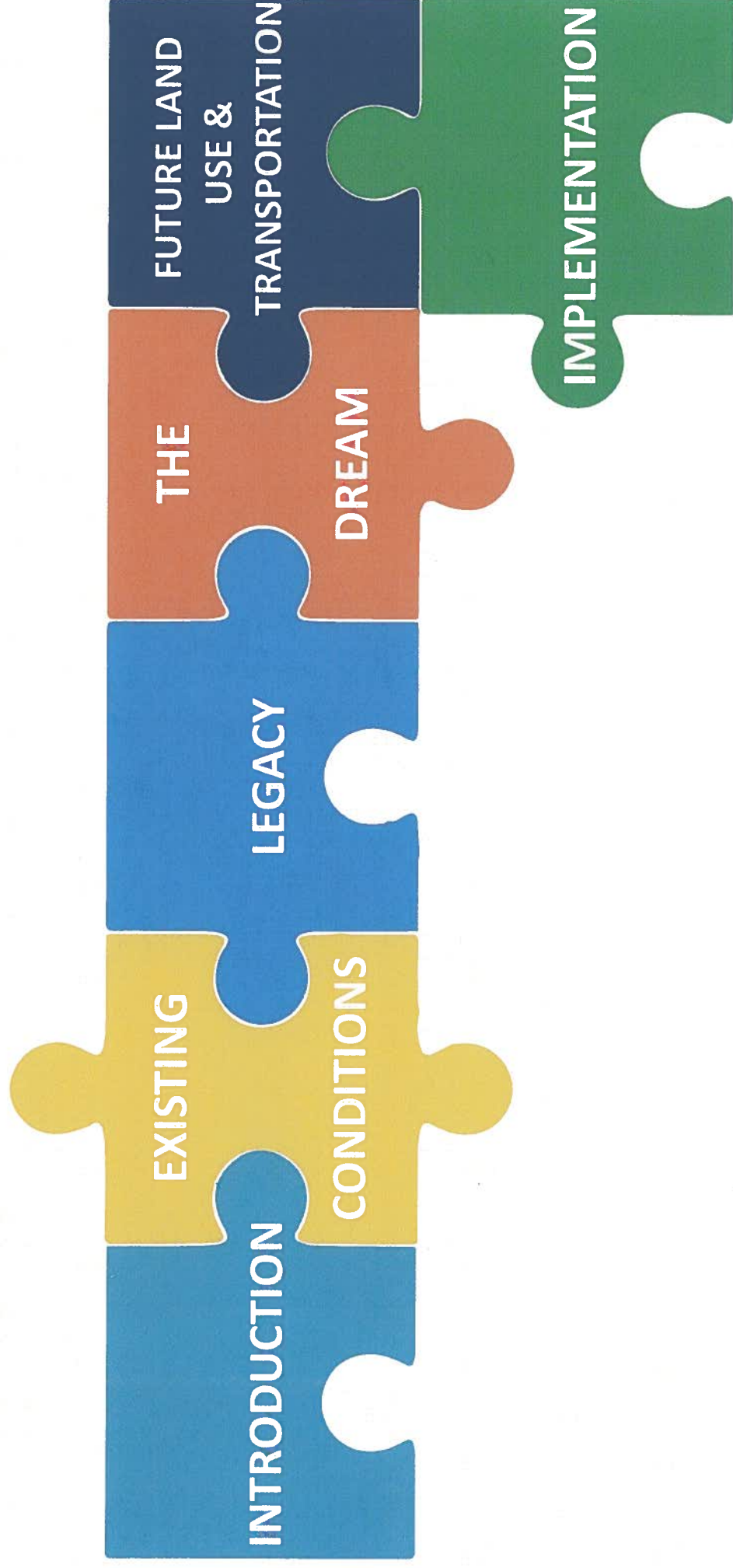
Process and Structure

- Identified challenges with our existing plan
- Determined we needed to:
 - More clearly promote sustainable development
 - Recognize the city as a complex system
 - Better align goals and strategies between elements
 - Establish accountable implementation
- **Researched best practices**



Plan Process

Process and Structure



Process and Structure



**A PROSPEROUS & RESILIENT
CITY**



A SUSTAINABLE CITY



AN ACCESSIBLE CITY



A HEALTHY & SAFE CITY



**A CITY THAT RESPECTS ITS
UNIQUENESS**



**A CITY THAT BALANCES
GOOD PLACES AND NEW
SPACES**



VISION

Newport News is economically strong, culturally diverse, and environmentally responsible with an exceptional quality of life, making it the preferred place in the southeast region of the United States to live, learn, work, and play.

A Prosperous & Resilient City

assesses demographics, social characteristics, economic vitality, education, and delivery of urban services and infrastructure for Newport News.



Existing Conditions



Employment Growth



Aging & Slowly Growing Population



Many Single Parent Households



Low Median Household Income

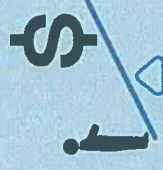
Critical Points of Consideration



Target Transit Oriented Development



Embrace Community Diversity



Leverage Funding for Strategic Initiatives



Support for Low Income & Homeless

Goals



Economic Resiliency



Reimagine & Rebrand



Abate & Enhance

A Sustainable City

explores land use, development and natural resources and the ecosystem to establish assets and challenges to our ongoing efforts to balance people, profit and the environment.



Existing Conditions



Suburban Growth Pattern



Limited Vacant Land



Stormwater & Flooding Management



Additional Greenways Needed

33 May 2, 2018 Planning Commission

Critical Points of Consideration



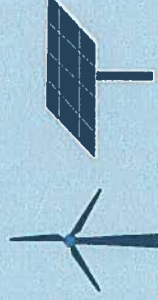
Redevelop & Infill



Sustainability Education



City Resiliency



Energy Study & Adopted Policy

Goals



Sustain, Balance, Go Greener



Cooperate

An Accessible City

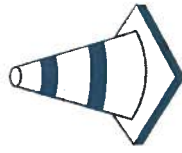
examines conditions for housing and transportation to establish how these systems are interconnected and what challenges we face in providing choice and accessibility.



Existing Conditions



Insufficient Roadway Capacity



Aging Infrastructure



Car-Dependent

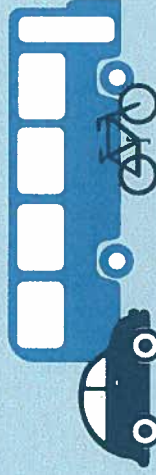


Lack of Affordable Housing

Critical Points of Consideration



Identify Alternative Funding



Increase Multimodal Transit



Agglomerate Job Centers



Create Affordable Housing

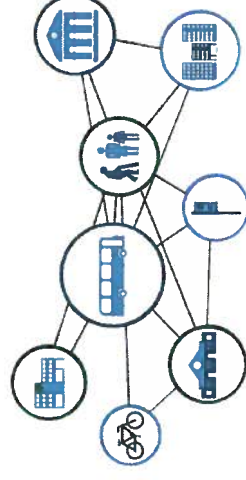
Goals



Expand Opportunities



Revitalize



Connect

A Healthy & Safe City

analyzes housing and transportation opportunities and choices we provide to our citizens.



Existing Conditions



Medical Care Assistance



Access to Fresh & Healthy Food



Additional Neighborhood Parks



Facilities Upkeep

Critical Points of Consideration



Increase Diversity of Residents



Strategic Use of Vacant Land



Enhance Community Facilities

Goals



Collaborate & Protect

A City that Respects its Uniqueness

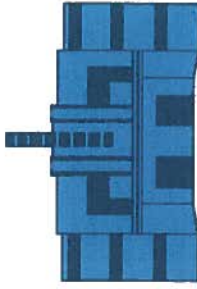
examines how we preserve, promote and celebrate our natural, historical and cultural assets.



Existing Conditions



Many Unique Assets



Historic Preservation



Enhance Cultural Amenities

Critical Points of Consideration



Balance Redevelopment & Preservation



Market Cultural & Historic Assets

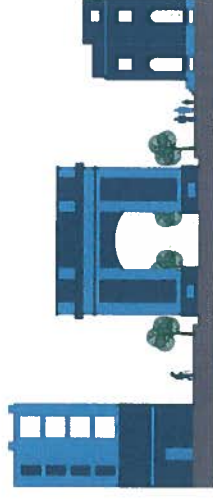


Create Historic Resources List



Revitalize Strategic Areas

Goals



Preserve & Celebrate



Celebrate & Promote Cultural Assets



Conserve & Enhance Waterfront

A City that Balances Good Places & New Spaces

explores our land use patterns and the character of our established neighborhoods to understand how balance respect for the old while making room for the new.



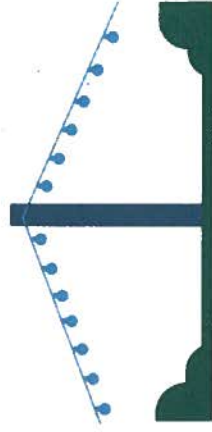
Existing Conditions



Important to Revitalize & Redevelop



Lack Strong Neighborhoods

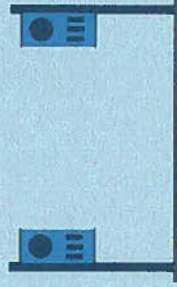


Public Space Design Improvements

Critical Points of Consideration



Revitalize & Redevelop Key Areas



Strengthen Neighborhood Identity



Utilize Urban Design



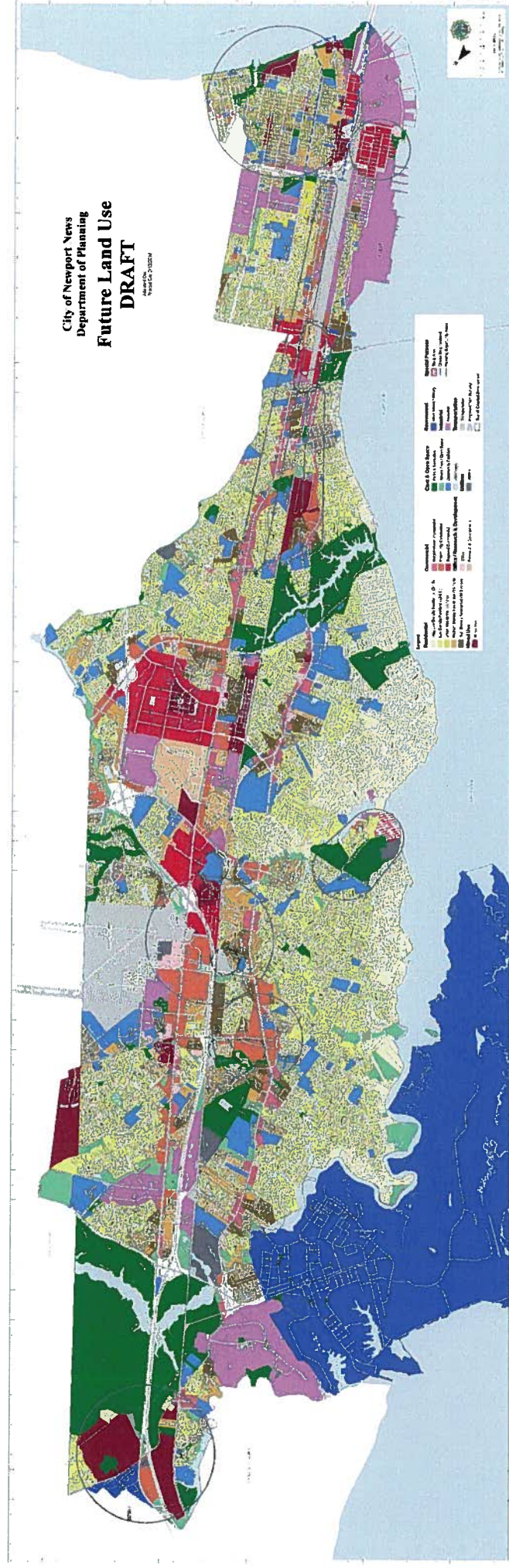
Implement Transit Oriented Design

Goals

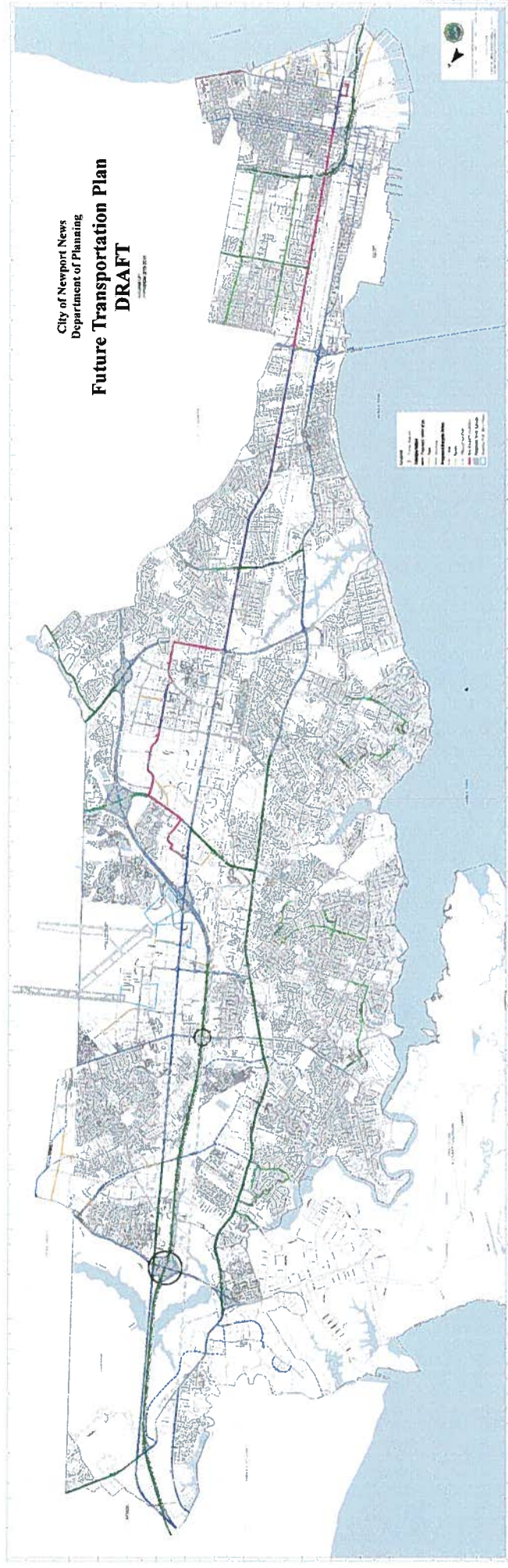


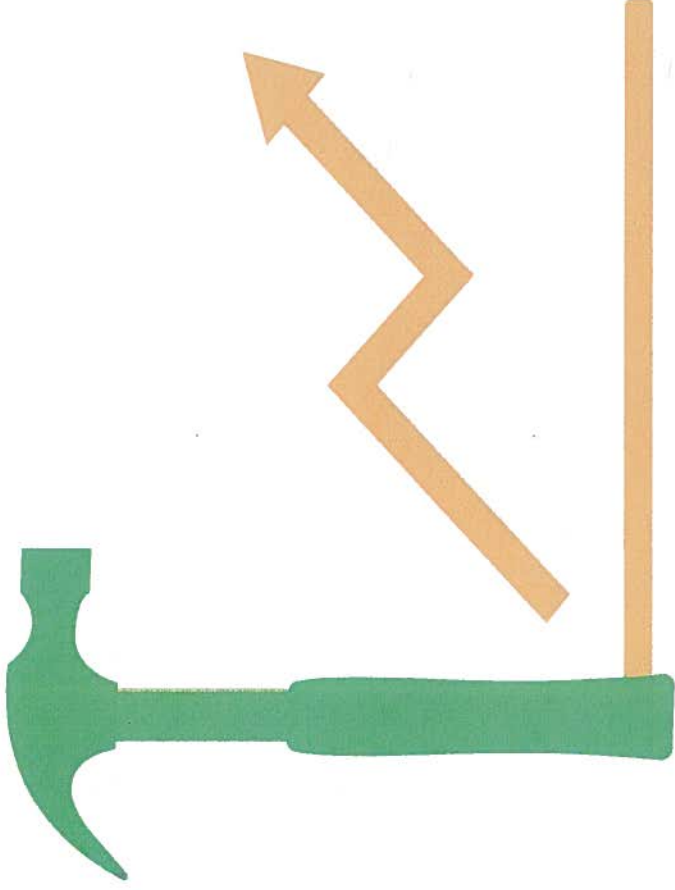
Stabilize, Enhance, & Grow

Future Land Use & Transportation Plan



Future Land Use & Transportation Plan

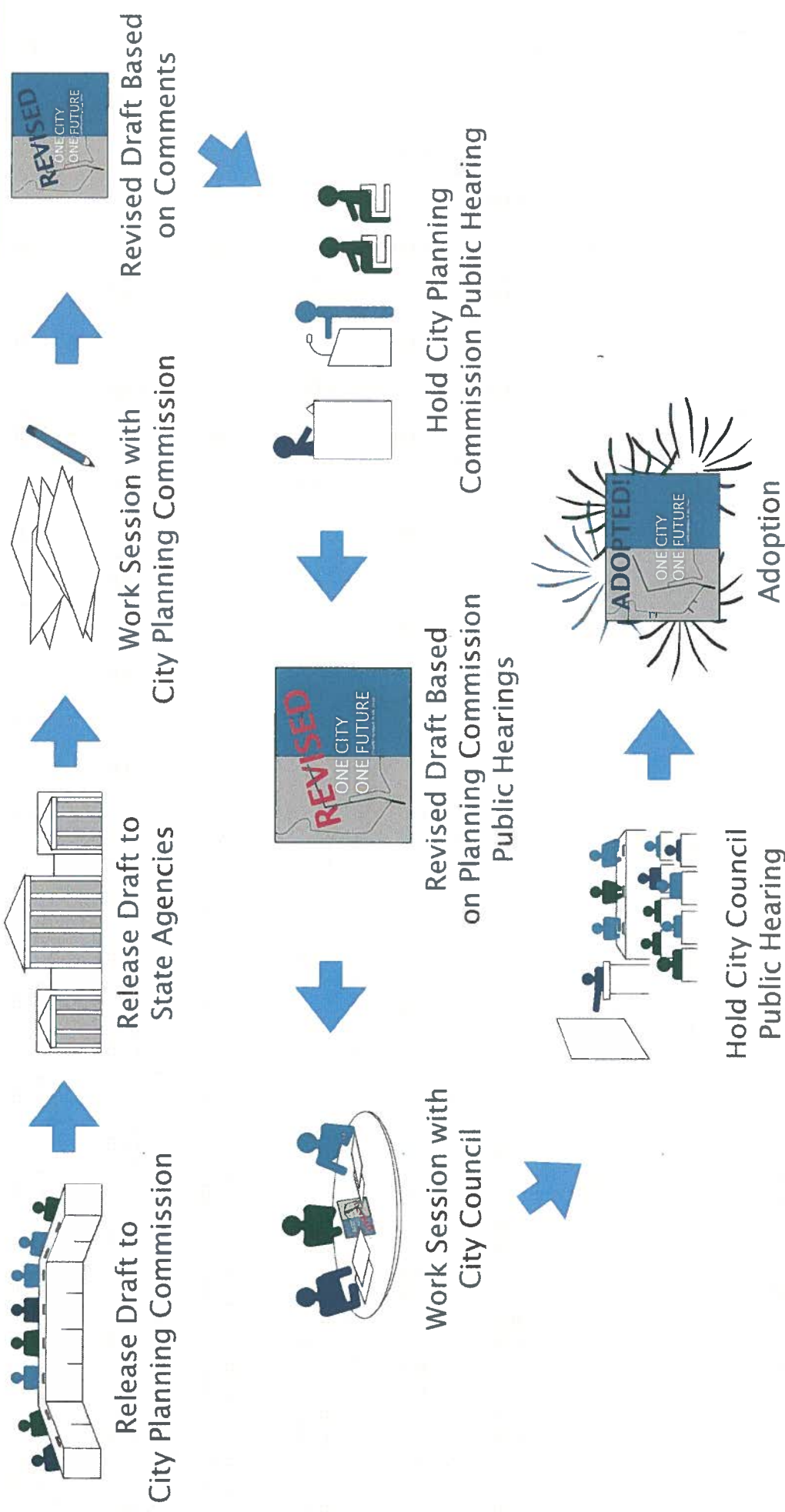




Implementation

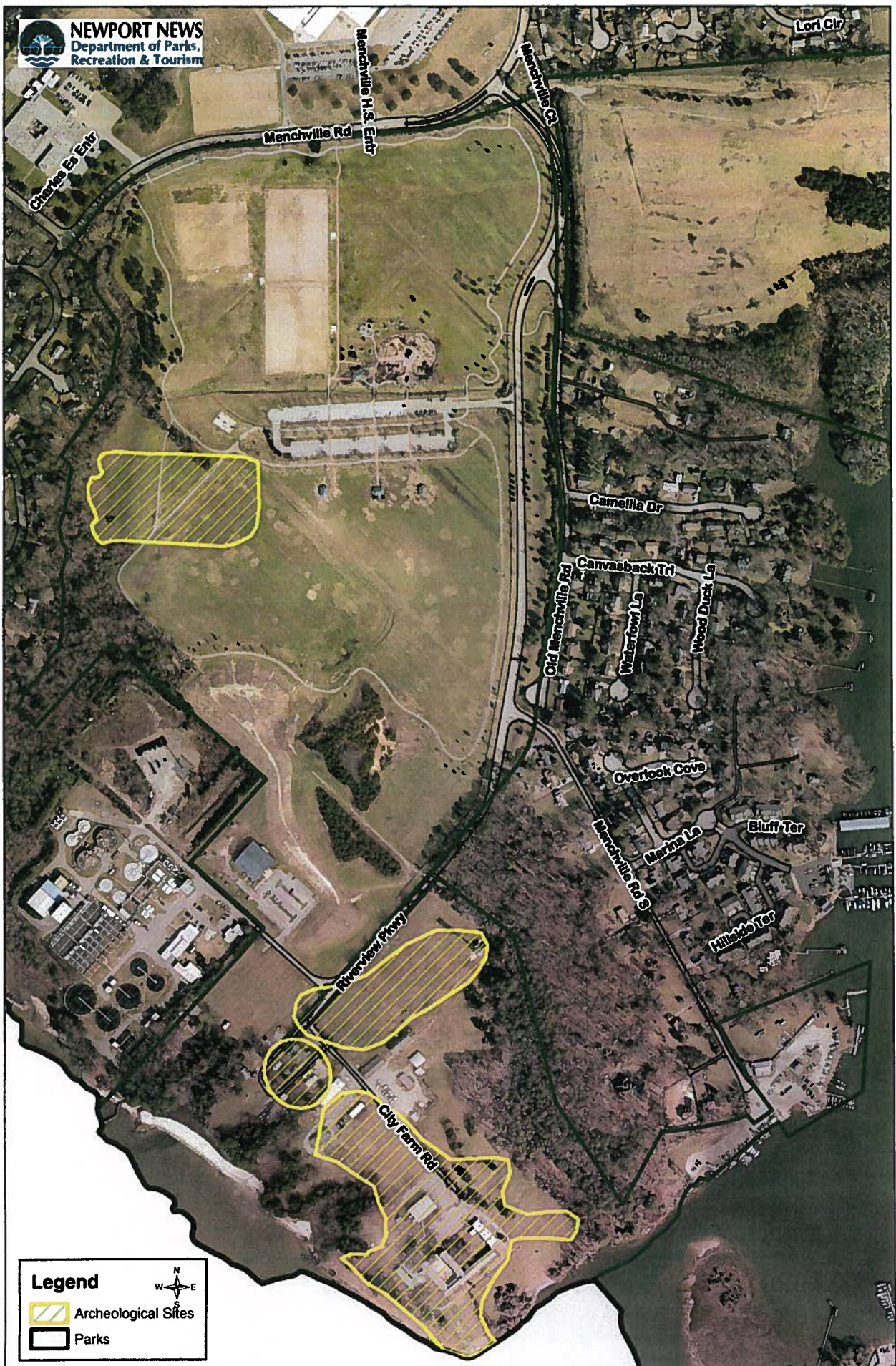
- Ordinances
- Capital Improvement Plan
- Area Plans
- Action Plans

Path Forward



An aerial photograph of a coastal city, likely San Francisco, showing the Golden Gate Bridge and surrounding urban areas. A large blue rectangular box is overlaid on the center of the image.

Questions?



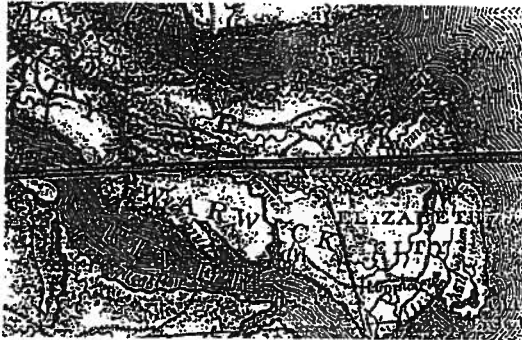
Riverview Farm Park

0 175 350 700 1,050 1,400 1,750 Feet



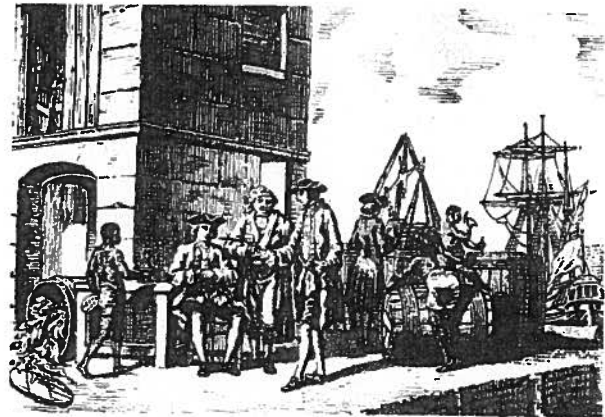
Warwick Town

In June 1680, Virginia's House of Burgesses passed the first of three acts establishing port towns within the colony. One of these was to be on the eastern bank of the Warwick River, at Deep Creek, on part of the late Samuel Mathews II's Denbigh Plantation. Each of the 20 planned towns was to be 50 acres in size. They were to be laid off and surveyed into lots soon after the enabling legislation was passed and incentives were offered to stimulate development. Although no plats of Warwick Town are known to exist, it most likely resembled its contemporaries, which were laid out according to a gridiron plan and subdivided into small lots and a commons. As the county seat, it contained governmental facilities (a courthouse and jail), residences and businesses, including at least one tavern.



The Warwick County Courthouse was shown prominently on this map at the mouth of Deep Creek. At some point in the 1680s, county trustees purchased 50 acres on the bluff to establish Warwick Town.

In an age when water travel prevailed, the site of Warwick's first urban center was the scene of considerable commercial activity. A wharf, shipbuilding facilities and a boat yard were located in the vicinity and a ferry plied the James River from Warwick Town. Primary property owners included Colonel William Digges, one of the county's wealthiest men, and members of the Young family, who operated a lucrative ordinary.



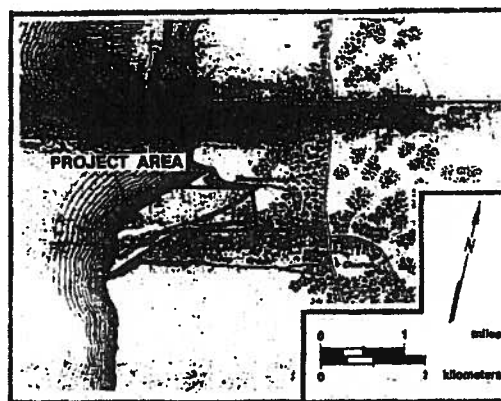
Colonial records reveal that by 1691, there were "several houses there built, together was a brick court house and prison" at Warwick Town. By the 1730s, a tobacco inspection warehouse formed part of the complex and was still in use in 1750, even though tobacco cultivation had all but ceased in Tidewater.



English wine bottle, c. 1740-1780, found during an archaeological dig at the Warwick Town site.

However, Town Point as it was also called, remained rural in character. By 1800, the improvement of inland roads made the isolated courthouse a remote place to travel for most county residents. In a petition dated December 23, 1807, the General Assembly was requested to permit the municipal complex to be relocated to a more convenient place on the main public highway running up the Virginia Peninsula between Hampton and Williamsburg. They indicated one individual, tavern-keeper Richard Young, owned nearly all the land at Warwick Town and thereby had a monopoly. An 1808 counter by Young alleged corruption, claiming names had been forged on the petition, including those of several dead people. Warwick citizens responded that the courthouse had "become so ruinous from the gradual decay of time that...it is necessary to build a new one." They offered acreage to construct another at Stony Run. In 1809, Young again attempted to convince the Assembly to not move the courthouse by pledging 100 pounds toward its reconstruction at Deep Creek. However, his petition was rejected. On December 28, 1809, an act was passed authorizing the construction of a new courthouse in Denbigh. Consequently, in 1810 Young requested that the 1680 town act be repealed, so the acreage would be taxed at the lesser agricultural rate. In 1813, Warwick Town was legislatively voted out of existence.

During the Civil War, the James-York Peninsula was fortified by Confederate forces with three lines of defense. As part of these fortifications, a small earthwork was erected on the Young property at the mouth of Deep Creek. In addition, 30 canal boats were sunk in the Warwick River there to obstruct Union ships. No engagements occurred here. After the war, harsh economic conditions led the Young heirs to sell the land to Hudson and Sallie Mench of Pennsylvania who operated a sawmill. The Menches lived at Deep Creek 50 years, lending the vicinity its present name of Menchville.



In this 1862 reconnaissance map, the canal boats and earthwork defending the Warwick River at Deep Creek are clearly marked. Today, remains of the latter are still visible in the yard south of the prison dormitory.



The Newport News City Farm. The prison barracks were completed in 1931 and expanded in the late 1970s to house approximately 150 nonviolent offenders. In 1937, inmates constructed the brick gambrel roofed barn; its original milking stalls, pens and an earthen ramp remain intact.

Two archaeological surveys conducted in the early 1990s have yielded artifacts indicating the site was a location of base camps for Archaic and Woodland Indians, probably those of the Kecoughtan tribe of the Powhatans. Furthermore, a variety of material ranging from the late 17th through the 20th centuries (pottery, glass, shell, bones, wood items, plaster, etc.) suggested near continuous domestic occupation of the area. An 18th century cellar and refuse midden were excavated on the northeast side of the correctional facility. However, the precise location of Warwick Town remains uncertain. Speculation is that the City Farm structures most likely were built over the foundations of the former town or that the land has been claimed by erosion.



Chinese porcelain saucer, 1785-1800.



Metal finds included coins, military buttons, belt tips and buckles, and minie balls.



Aerial view of the Warwick Town site which now encompasses the City Farm and Riverview Farm Park.

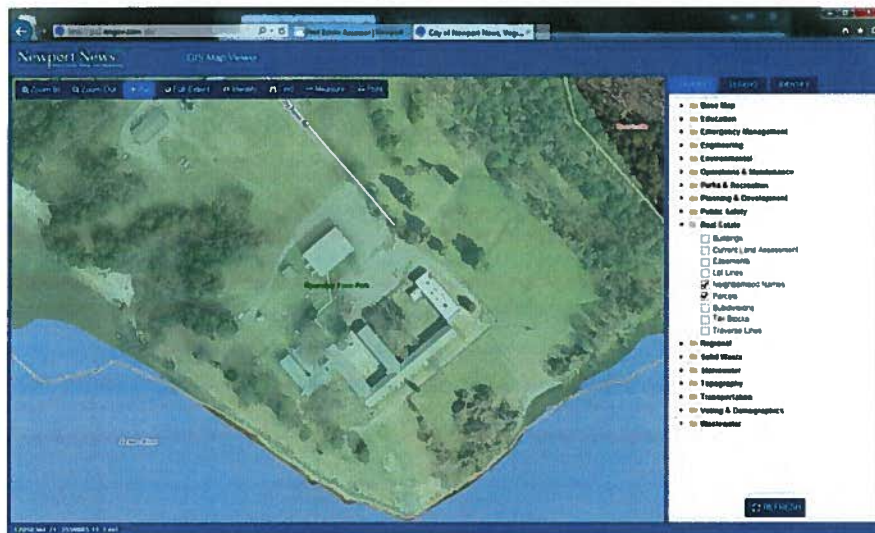
In the early 1990s, a portion of the prison farm acreage was set aside to create the first phase of the popular Riverview Farm Park. Future park plans include eventually relocating the City Farm operation, which will allow for full excavation, interpretation and preservation of the hidden Warwick Town foundations. At such time, the secrets of Warwick Town may be more fully revealed.

To Newport News City Council, April 24, 2018

The first point I would like to make is that Riverview Farm Park is one park, extending all of the way to the river and including the City Farm, no matter how many parcels of land there may be. – But how many parcels are there really?

The statement has been made by more than one council member that the City Farm and the part of Riverview Farm Park presently open to the public are two separate pieces of land. Let's examine the evidence.

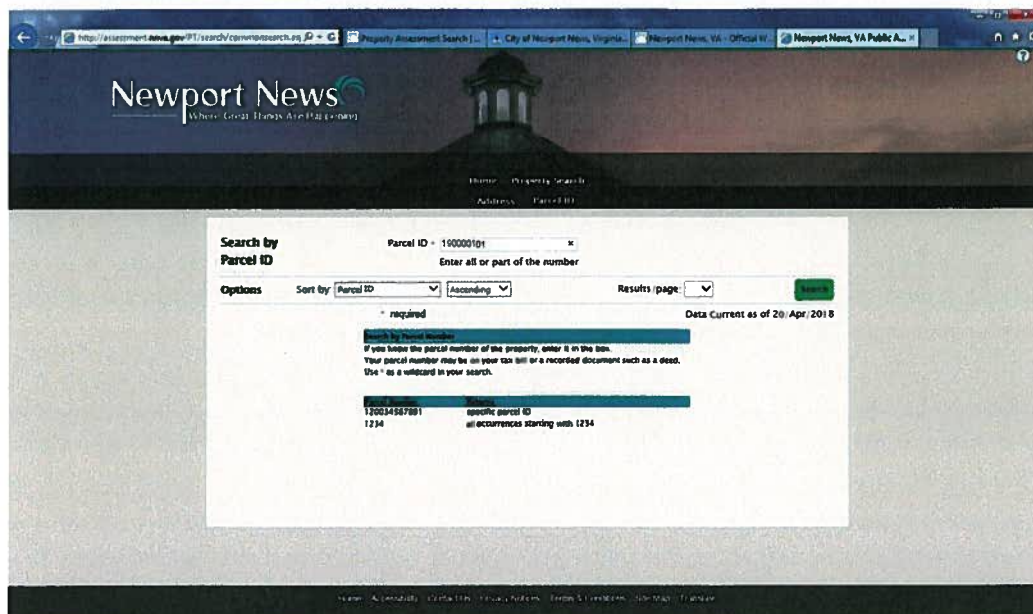
Going to the Tax Assessor's website, we can click on the GIS map. If we center the map over the City Farm area and zoom in to the point that we can see the buildings of the City Farm, we can see that area in green, which indicates that it's a park. It's also labeled, "Riverview Farm Park."



<http://gis2.nngov.com/gis/>

Additional research will reveal the Parcel ID for that land to be 190000101.

Knowing the Parcel ID number, we can now do the property assessment search to learn details about the property



<http://assessment.nnva.gov/PT/search/commonsearch.aspx?mode=parid>

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Where Great Things Are Happening

Home | Property Search | Address | Parcel ID

PARID: 190000101 **100 CITY FARM RD**

Owner

Name: CITY OF NEWPORT NEWS

Parcel

Property Location: 100 CITY FARM RD
Parcel ID: 190000101
Tax Status: City Owned
Neighborhood: C0807002 - 258.69
Land Area (acreage): 258.69
Land Use and Zoning Details: [Click here for additional details](#)
[Click here for City of Newport News Assessor's Web Page](#)

Legal Description

Parcel / Lot: 258.69A PT CITY FARM
Block:
Subdivision: ACREAGE PARCEL
Section:
Lot Dimensions:

1 of 1
Return to Search Results

Actions
Printable Summary
Printable Version

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When we click for additional details, more information appears, including a map outlining the boundaries of that one parcel of land. That one parcel of land is about 258.69 acres, and therefore we can see conclusively that the City Farm is included in the same parcel of land as the part of Riverview Farm Park now open to the public. All of this research was done on the city's website.

Newport News
Where Great Things Are Happening

<http://gis2.nngov.com/zoning/#/parcels/190000101>

Land Use and Zoning Details Parcel #190000101

Planning Information

Zoning District(s)	D1
Overlay District(s)	
Existing Land Use	PARK
Conditional Land Use	
Chesapeake Bay Preservation Area(s)	RMA, RPA
FEMA Flood Zone	X (Effective 12/9/2014)
NSA	11 - Menchville
Census Tract	320.02
Census Block	3011

Map

The map shows the location of the parcel (190000101) in the City of Newport News, Virginia. The parcel is highlighted in green and is located near the intersection of City Farm Rd and Deep Creek Rd. The map also shows the surrounding area, including the Riverview Farm Park and the Deep Creek.

Land Use Cases

Type	Case #
Conditional Use Permit	CU-99-53

Adrian Whitcomb, President, Citizens for Riverview Farm Park
SaveRiverviewFarmPark.com

The land outlined in red below on the tax map is all one parcel, city owned and part of Riverview Farm Park.

