



PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 4, 2020 @ 1:30 P.M.
Microsoft Teams Platform

CALL TO ORDER

ROLL CALL

TRANSCRIPT OF THE MARCH 3, 2020 PUBLIC HEARING

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- **NEXT PUBLIC HEARING: [SEPTEMBER 1, 2020](#) @ 1:30 P.M.
MICROSOFT TEAMS PLATFORM**

ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION AT THEIR [SEPTEMBER 8, 2020](#) OR [SEPTEMBER 22, 2020](#) PUBLIC HEARINGS OR AS OTHERWISE NOTED.

PLANNING COMMISSION RULES LIMIT A SPEAKER UP TO FIVE (5) MINUTES

PUBLIC HEARING ITEM S:

[UP-20-05 \(Seaboard Square\)](#) – Kirk Farrelly, of Capital Growth Buchalter, requests a Use Permit to construct a 2,500 square foot restaurant with drive-through on an approximately 13.9 acre parcel located at 1817 Frederick Boulevard (Suite 3).

[UP-20-06 \(Seaboard Square\)](#) – Kirk Farrelly, of Capital Growth Buchalter, requests a Use Permit to construct a 2,500 square foot restaurant with drive-through on an approximately 13.9 acre parcel located at 1817 Frederick Boulevard (Suite 1).

[Z-20-04 \(Seaboard Square\)](#) – **[Z-20-04 \(Seaboard Square\)](#)** – Kirk Farrelly, of Capital Growth Buchalter, requests to rezone approximately 13.9 acres at 1817 Frederick Boulevard from General Mixed-Use Conditional (GMU-K) to General Mixed-Use Conditional (GMU-K) to amend the proffers to allow an automobile repair and servicing (without painting/body work) facility and a car wash as part of the Seaboard Commons retail development.

[UP-20-07 \(Seaboard Square\)](#) – Kirk Farrelly, of Capital Growth Buchalter, requests a Use Permit to construct an oil change facility (automobile repair and servicing (without painting/body work)) facility at 1817 Frederick Boulevard (Suite 4). Approval of UP-20-07 is contingent upon approval of Z-20-04.

Staff recommends a 30-day deferral of the four applications, described above, as requested by the applicant.

Z-20-03 (Churchland) – Daniel Heatwole, of Ripley Heatwole Company, requests to rezone approximately 10.34 acres at 5601 High Street from General Mixed-Use Conditional (GMU-K) to High Intensity Mixed-Use (MU-H) in order to construct a 192-unit multi-family apartment community. Mr. Heatwole also requests to rezone approximately 2.16 acres at 3109 Tyre Neck Road from General Mixed-Use (GMU) to Urban Residential – High (UR-H) in order to construct a 40-unit multi-family apartment complex. The applicant is concurrently requesting a Use Permit for the multi-family use (UP-20-04). The Future Land Use Map of the **Build One Portsmouth** Comprehensive Plan designates both properties for commercial use. The property at 5601 High Street is owned by Victory Sterling Creek Commons, LLC c/o Victory Real Estate and is further described as Tax Map 814, Parcel 10. The property at 3109 Tyre Neck Road is owned by William Copeland and is further described as Tax Map 815, Parcel 2. **Staff coordinator: Julie Chop**

UP-20-04 (Churchland) – Daniel Heatwole, of Ripley Heatwole Company, requests a Use Permit to construct a 192-unit multi-family apartment community on approximately 10.34 acres at a density of 18.59 units per acre located at 5601 High Street and a 40-unit multi-family apartment community on approximately 2.16 acres at a density of 18.52 units per acre located at 3109 Tyre Neck Road. 5601 High Street is zoned General Mixed-Use Conditional (GMU-K) and 3109 Tyre Neck Road is zoned General Mixed-Use (GMU). The applicant is concurrently requesting to rezone both properties (Z-20-03). The **Build One Portsmouth** Comprehensive Plan's Future Land Use Map designates both properties for commercial use. The property at 5601 High Street is owned by Victory Sterling Creek Commons, LLC c/o Victory Real Estate and is further described as Tax Map 814, Parcel 10. The property at 3109 Tyre Neck Road is owned by William Copeland and is further described as Tax Map 815, Parcel 2. **Staff coordinator: Julie Chop**

Z-20-02 (Forrest Park) – Jamie Faircloth requests a Rezoning of 801 Commerce Street. The property is zoned Urban Residential, UR. The applicant proposes to rezone the property to Industrial, IL to construct a parking lot in support of a commercial business located to the immediate south at 804 Douglas Avenue. The property is further described as Tax Map 164, Parcel 17. The Comprehensive Plan recommends high density residential development for the property. **Staff coordinator: Stacy Porter**

CBE-20-01 (Park Manor) – David Wakeman requests a Chesapeake Bay Exception at 110 Shore Drive. The property is zoned Urban Residential, UR. The exception request is for an after-the-fact deck located in the Resource Protection Area's seaward 50-foot buffer. The property is further described as Tax Map 651, Parcel 12.1. The Comprehensive Plan recommends low to medium density single-family residential development for the property. **Staff coordinator: Stacy Porter**

SUB-20-016 (Woodland Park) - Mark H. Ricketts of AES Consulting Engineers, agent for the Portsmouth Economic Development Authority (EDA), requests to subdivide 31.39 acres of undeveloped land into 197 town-house residential lots. The property is zoned Urban Residential - High density (UR-H). The Comprehensive Plan recommends mixed residential development for this area. The property is further described as Tax Map 517, Parcel 2. **Staff coordinator: Samson Okafor. Applicant request deferral of this application**

ADJOURNMENT