



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

**CALL TO ORDER 1:30 P.M. Commissioner Williams, Chairman**

**ROLL CALL 6 Commissioners Present**

**TRANSCRIPT OF THE AUGUST 18, 2020 PUBIC HEARING Approved 6-0**

**ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS**

- **NEXT PUBLIC HEARING OCTOBER 6, 1:30 P.M. (MICROSOFT TEAMS APPLICATION)**

**ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION AT THEIR OCTOBER 13, 2020 OR OCTOBER 27, 2020 PUBLIC HEARINGS OR AS OTHERWISE NOTED.**

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

**PUBLIC HEARING ITEMS:**

**Z-20-05 (Churchland)** – Harry Milner requests the rezoning of 3509 Towne Point Road from High Density Urban Residential, UR-H, to Neighborhood Mixed Use, NMU, to combine the property with 3507 Towne Point Road of which is zoned Neighborhood Mixed Use, NMU, for a medical building or flex office space. The property is further described as Tax Map 829, Parcel 1.  
**Staff Coordinator: Stacy Porter      Approved 6-0**

**CA-20-01 (Citywide)** - The City of Portsmouth is proposing to amend City Code Ch. 40.1 Zoning Ordinance to add “casino gaming establishment” to Sec. 40.1-8.3 Definitions, to modify Table 40.1-4.1(A) Use Table to permit a “casino gaming establishment” by Use Permit, and to establish a new Sec. 40.1-3.7 (D) Entertainment Overlay District to authorize the creation of an entertainment overlay district. **Staff Coordinator: Julie Chop**  
**Approved 6-0 Fast-track to City Council September 8, 2020**

**CBE-20-02 (Hatton Point Estates)** – Brandon Shearin requests a Chesapeake Bay Exception for an after-the-fact shed in the Resource Protection Area’s seaward 50-foot buffer at 4521 Templar Drive. The property is zoned General Residential, GR, and is further described as Tax Map 739, Parcel 55. The Comprehensive Plan recommends low to medium density single-family residential development for the property. **Staff Coordinator: Stacy Porter** **Approved 6-0**

**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** **Approved 6-0 with conditions**

**AJOURNMENT: 2:45 P.M.**