



**PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 17, 2023 @ 1:30 P.M.
CITY COUNCIL CHAMBER
6TH FLOOR, CITY HALL
801 CRAWFORD STREET**

CALL TO ORDER

ROLL CALL

TRANSCRIPT OF THE DECEMBER 6, 2022 PUBLIC HEARING

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- **NEXT WORK SESSION: FEBRUARY 7, 2023 @ 12:30 P.M. (6TH FLOOR CITY COUNCIL CHAMBER) FOLLOWED BY PUBLIC HEARING 1:30 P.M. (CITY COUNCIL CHAMBER)**

ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION AT THEIR FEBRUARY 14, 2023 PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

ITEM DEFERRED FROM SEPTEMBER 2022 MEETING:

S-22-01 (MERRIMAC POINT) – Riley R. Cyr, Attorney at Law, on behalf of Jeffrey and Colleen Stanek requests the closure of the grassy, dead end portion of Williamson Road to be evenly divided and maintained by the adjoining property owners. The closure area is adjacent to the applicant’s home at 96 Williamson Road and abuts 100 Monitor Road. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates the property for Single Family Residential, Low to Medium Density. The property is right-of-way owned by the City of Portsmouth **Staff Coordinator: Carl Jackson**

PUBLIC HEARING ITEMS:

CBE-22-08 (MIMOSA COVE) – E. Rodney Flores with Pinnacle Group Engineering, Inc., on behalf of William S. Dodson, Jr., requests a Chesapeake Bay Exception to construct a swimming pool within the 100-foot buffer of the Resource Protection Area at 801 Mimosa Road. The property is zoned Urban Residential, UR, and is further described as Tax Map 637, Parcel 6.1. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* recommends low to medium density single-family residential development for the property. **Staff Coordinator: Valerie Malzone**

UP-22-18 (PRENTIS PARK) – AEK1 Construction Inc requests a Use Permit for a vehicle sales use to rent U-Haul vehicles and sell moving supplies on the 0.69-acre property at 1820 Elm Avenue in the Neighborhood Mixed-Use (NMU) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Commercial. The property is owned by Elkhart Assisted Living LLC and is further described as Tax Map 85, Parcel 119. **Staff Coordinator: Amy Mervine**

UP-22-19 (CHURCHLAND) – Daniel Heatwole, of the Port LLC, requests to renew an expired 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. The property at 5601 High Street is zoned High Intensity Mixed-Use (MU-H) and 3109 Tyre Neck Road is zoned Multi-Family Urban Residential (UR-M). The *Build One Portsmouth Comprehensive Plan's* Future Land Use Map designates both properties for Commercial use. The properties are owned by The Port LLC and are further described as Tax Map 814, Parcel 10 and Tax Map 815, Parcel 2. **Staff Coordinator: Julie Chop**

UP-22-21 (UPTOWN) – Woda Cooper Companies, Inc. requests a Use Permit to construct a 50-unit, four-story multi-family dwelling on approximately 1.82 acres at a density of 27 units per acre located at 1100, 1116, and 1130 High Street; 1121 and 1125 Queen Street; 460, 462, 466, and 470 Primrose Street. The properties are zoned Neighborhood Mixed-Use (NMU) and are within the Innovation Overlay District. The *Build One Portsmouth Comprehensive Plan's* Future Land Use Map designates these parcels as part of a Mixed-Use Corridor. The properties are owned by Portsmouth Economic Development Authority (EDA) and further described as Tax Map 32, Parcels 152, 153, 158, 161, 159, 166, 167, 168, 169, and 170. **Staff Coordinator: Julie Chop**

CA-22-01 (CITY-WIDE) – The City of Portsmouth proposes to amend *City Code Ch. 40.2 Zoning Ordinance* to reduce the open space set-aside requirements, increase the density requirements, create standards for accessory structures and fences and walls, revise the maximum sign area permitted, and exempt existing structures from the required density, in the Downtown D1 district; to revise the Use Table regarding two-family dwellings, conversions of ground floor dwellings, and administratively denied family day homes; to create use-specific standards for two-family dwellings; to add a use-specific standard regarding security measures for multi-family dwellings and to require a minimum lot size for shipping container/chassis storage yards; to revise the use-specific standards for commercial uses and storage or parking of heavy trucks, trailers, or major recreational equipment; to revise the area and bulk requirements for NMU and GMU; to provide clarification in several sections; and to correct scrivener's errors throughout Zoning Ordinance. **Staff Coordinator: Julie Chop**

NEW BUSINESS:

ADJOURNMENT: